



**SIGNATURE BLOCK**

**HUD LENDER PROJECT #: 082-35506**

ARCHITECT: Coleman Partners Architects, LLC  
BY:

OWNER: Southern Hills Apartments, LLC  
BY:

CONTRACTOR: To Be Determined  
BY:

LENDER: \_\_\_\_\_  
BY:

BONDING COMPANY: \_\_\_\_\_  
BY:

**INTERIOR DESIGN**  
ANCORA STUDIO

**CIVIL ENGINEERING**  
FISHER ARNOLD

**MEP ENGINEER**  
THOMPSON, LUKE, & ASSOCIATES

**LANDSCAPE ARCHITECTURE**  
FISHER ARNOLD

**STRUCTURAL ENGINEERING**  
INNOVATIVE STRUCTURAL CONSULTANTS, LLC

July 31, 2024  
100% Construction Documents Project Manual



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# AIA® Document A701® – 2018

## Instructions to Bidders

for the following Project:

*(Name, location, and detailed description)*

Southern Hills Apartment Complex  
3411 Southwest Drive  
Jonesboro, Arkansas 72404

### THE OWNER:

*(Name, legal status, address, and other information)*

Southern Hills Apartment Complex  
3411 Southeast Drive  
Jonesboro, Arkansas 72404

### THE ARCHITECT:

*(Name, legal status, address, and other information)*

Coleman Partners Architects, LLC  
3377 North Boulevard  
Baton Rouge, Louisiana 70806

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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.

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612™–2017, Owner's Instructions to the Architect, Parts A and B will be completed prior to using this document.

## ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work.

## ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 By submitting a Bid, the Bidder represents that:

- .1 the Bidder has read and understands the Bidding Documents;
- .2 the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- .3 the Bid complies with the Bidding Documents;
- .4 the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- .5 the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- .6 the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

## ARTICLE 3 BIDDING DOCUMENTS

### § 3.1 Distribution

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall obtain Bidding Documents.)*

**§ 3.1.2** Any required deposit shall be refunded to Bidders who submit a bona fide Bid and return the paper Bidding Documents in good condition within ten days after receipt of Bids. The cost to replace missing or damaged paper documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the paper Bidding Documents, and the Bidder's deposit will be refunded.

**§ 3.1.3** Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the advertisement or invitation to bid, or in supplementary instructions to bidders.

**§ 3.1.4** Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

**§ 3.1.5** The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

### **§ 3.2 Modification or Interpretation of Bidding Documents**

**§ 3.2.1** The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

**§ 3.2.2** Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect via email or standard mail at least five days prior to date to receive bids..

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall submit requests for clarification and interpretation.)*

**§ 3.2.3** Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

### **§ 3.3 Substitutions**

**§ 3.3.1** The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

#### **§ 3.3.2 Substitution Process**

**§ 3.3.2.1** Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

**§ 3.3.2.2** Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

**§ 3.3.2.3** If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

**§ 3.3.3** The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

**§ 3.3.4** If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

#### § 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Addenda will be transmitted.)*

Addenda will be issued by email.

§ 3.4.2 Addenda will be available where Bidding Documents are on file.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

### ARTICLE 4 BIDDING PROCEDURES

#### § 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change" or as required by the bid form.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent's authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

#### § 4.2 Bid Security

§ 4.2.1 Each Bid shall be accompanied by a bid security in the form and amount required if so stipulated in the instructions to bidders, and noted on the bid form in an amount equal to five percent of the contract price.

*(Insert the form and amount of bid security.)*

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising

thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.

**§ 4.2.3** If a surety bond is required as bid security, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 4.2.4** The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginning days after the opening of Bids, withdraw its Bid and request the return of its bid security.

### **§ 4.3 Submission of Bids**

**§ 4.3.1** A Bidder shall submit its Bid as indicated below:

*(Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)*

Paper copy, enclosed in a sealed opaque envelope.

**§ 4.3.2** Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

**§ 4.3.3** Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted.

**§ 4.3.4** The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

**§ 4.3.5** A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

### **§ 4.4 Modification or Withdrawal of Bid**

**§ 4.4.1** Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

**§ 4.4.2** Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security shall be in an amount sufficient for the Bid as resubmitted.

*(Paragraphs Deleted)*

## **ARTICLE 5 CONSIDERATION OF BIDS**

### **§ 5.1 Opening of Bids**

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

## **§ 5.2 Rejection of Bids**

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

## **§ 5.3 Acceptance of Bid (Award)**

**§ 5.3.1** It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

**§ 5.3.2** Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

## **ARTICLE 6 POST-BID INFORMATION**

### **§ 6.1 Contractor's Qualification Statement**

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305™, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted for this Bid.

### **§ 6.2 Owner's Financial Capability**

A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

### **§ 6.3 Submittals**

**§ 6.3.1** After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and
- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

**§ 6.3.2** The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

**§ 6.3.3** Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

**§ 6.3.4** Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

## **ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND**

### **§ 7.1 Bond Requirements**

**§ 7.1.1** If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.



**§ 7.1.2** If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

**§ 7.1.3** The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 7.1.4** Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.

*(If Payment or Performance Bonds are to be in an amount other than 100% of the Contract Sum, indicate the dollar amount or percentage of the Contract Sum.)*

## **§ 7.2 Time of Delivery and Form of Bonds**

**§ 7.2.1** The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

**§ 7.2.2** Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.

**§ 7.2.3** The bonds shall be dated on or after the date of the Contract.

**§ 7.2.4** The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix to the bond a certified and current copy of the power of attorney.

## **ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum.

*(Paragraphs Deleted)*

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# BID FORM

**TO:** Southern Hills Apartments, LLC  
ATTN: Matthew Millerd  
3000 Browns Lane  
Jonesboro, Arkansas 72401  
(Owner to provide name and address of owner)

**BID FOR:** Southern Hills Apartment Complex  
3411 Southwest Drive  
Jonesboro, Arkansas 72404

(Owner to provide name of project and other identifying information)

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by: Coleman Partners Architects, LLC and dated: July 31, 2024

(Owner to provide name of entity preparing bidding documents.)

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) \_\_\_\_\_.

**TOTAL BASE BID:** For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" \* but not alternates) the sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**ALTERNATES:** For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

**Alternate No. 1** (N/A) for the lump sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**Alternate No. 2** (N/A) for the lump sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**Alternate No. 3** (N/A) for the lump sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**NAME OF BIDDER:** \_\_\_\_\_

**ADDRESS OF BIDDER:** \_\_\_\_\_

**ARKANSAS CONTRACTOR'S LICENSE NUMBER:** \_\_\_\_\_

**NAME OF AUTHORIZED SIGNATORY OF BIDDER:** \_\_\_\_\_

**TITLE OF AUTHORIZED SIGNATORY OF BIDDER:** \_\_\_\_\_

**SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER\*\*:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## **THE FOLLOWING ITEMS ARE TO BE INCLUDED WITH THE SUBMISSION OF THIS BID FORM:**

\* The Unit Price Form shall be used if the contract includes unit prices. Otherwise it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

\*\* **A CORPORATE RESOLUTION OR WRITTEN EVIDENCE** of the authority of the person signing the bid for the work.

**BID SECURITY** in the form of a bid bond, certified check or cashier's check attached to and made a part of this bid.

BID FORM

UNIT PRICE FORM

TO: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Owner to provide name and address of owner)

BID FOR: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Owner to provide name of project and other identifying information)

**UNIT PRICES:** This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# _____		
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE
			UNIT PRICE EXTENSION (Quantity times Unit Price)

**Wording for “DESCRIPTION” is to be provided by the Owner.**  
**All quantities are estimated. The contractor will be paid based upon actual quantities as verified by the Owner.**



# AIA<sup>®</sup> Document A310<sup>™</sup> – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*

**SURETY:**

*(Name, legal status and principal place of business)*

**OWNER:**

*(Name, legal status and address)*

Southern Hills Apartments, LLC  
3000 Browns Lane  
Jonesboro, Arkansas 72401

**BOND AMOUNT: \$****PROJECT:**

*(Name, location or address, and Project number, if any)*

Southern Hills Apartment Complex  
3411 Southwest Drive  
Jonesboro, Arkansas 72404

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such

**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.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

Signed and

(Witness)

(Witness)

**SECTION 004345 – MINIMUM WAGE RATES**

PART 1 - GENERAL

1.1 MINIMUM WAGE RATES

- A. The contractor shall be responsible for abiding by the Davis-Bacon wage rates as specified in the 9-page document that follows, titled:
  - 1. General Decision Number: AR20210111, 01/01/2021  
Superseded General Decision Number: AR20200111  
State: Arkansas  
Construction Type: Residential  
Applicable County: Craighead County in Arkansas
  - 2. Further description of the requirements is specified at the top of the next page.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

MINIMUM WAGE RATES DOCUMENT FOLLOWS ON NEXT PAGE

END OF SECTION 004345

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Superseded General Decision Number: AR20230111

State: Arkansas

Construction Type: Residential

County: Craighead County in Arkansas.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.</li></ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

	Rates	Fringes
BRICKLAYER.....	\$ 17.09 **	0.00
CARPENTER.....	\$ 10.05 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 13.16 **	0.00
ELECTRICIAN.....	\$ 16.25 **	0.00
HVAC MECHANIC (Installation of HVAC Unit Only, Excludes Installation of HVAC Pipe and Duct).....	\$ 7.25 **	0.00
LABORER: Common or General.....	\$ 7.32 **	0.00
LABORER: Landscape.....	\$ 9.33 **	0.00
LABORER: Mason Tender - Brick...	\$ 9.00 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 9.65 **	0.00
OPERATOR: Asphalt Paver.....	\$ 15.75 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 12.86 **	0.00
OPERATOR: Bulldozer.....	\$ 12.75 **	0.00
PAINTER: Brush, Roller and Spray.....	\$ 12.06 **	0.00
PLUMBER.....	\$ 14.56 **	0.00
ROOFER.....	\$ 14.87 **	0.00
TILE SETTER.....	\$ 9.00 **	0.00
TRUCK DRIVER: Dump Truck.....	\$ 11.15 **	0.00
-----		

WELDERS - Receive rate prescribed for craft performing  
operation to which welding is incidental.

=====

\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours

they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

-----

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the

wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

---

#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION"



**SECTION 007200 – GENERAL CONDITIONS (AIA A201 – 2017)**

PART 1 - GENERAL

1.1 GENERAL CONDITIONS

- A. The Contractor and all other parties to the Construction Agreement shall follow the requirements in the 38-page document titled:
  - 1. AIA Document A201 - 2017  
General Conditions of the Contract for Construction  
The American Institute of Architects  
Refer to footer in document for copyright restrictions
- B. Related Sections:
  - 1. **Section 007210 "Supplementary Conditions to A201**
  - 2. Section 007315 "Supplementary Conditions (HUD-92554M)

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

COPY OF AIA A201 FOLLOWS ON NEXT PAGE

END OF SECTION 007200

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# DRAFT AIA® Document A201® – 2017

## General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

«Bearing point - Southern Hills-Jonesboro Arkansas»

«Jonesboro, Craighead County, Arkansas»

[A Part of Sec 36 TWP 14N, RGE 3 E](#)

THE OWNER:

(Name, legal status and address)

« »« »

« »

THE ARCHITECT:

(Name, legal status and address)

« »« »

« »

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1	GENERAL PROVISIONS
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4	ARCHITECT
5	SUBCONTRACTORS
6	CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
7	CHANGES IN THE WORK
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14	TERMINATION OR SUSPENSION OF THE CONTRACT
15	CLAIMS AND DISPUTES

**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.

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

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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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 or proposal 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. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

### **§ 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.

**§ 1.2.1.1** The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

**§ 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 retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and 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 the 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 suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, 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 suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

### **§ 1.6 Notice**

**§ 1.6.1** Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

**§ 1.6.2** Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

### **§ 1.7 Digital Data Use and Transmission**

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

### **§ 1.8 Building Information Models Use and Reliance**

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document

G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

## **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 Evidence of the Owner's Financial Arrangements**

**§ 2.2.1** Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

**§ 2.2.2** Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

**§ 2.2.3** After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

**§ 2.2.4** Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

### **§ 2.3 Information and Services Required of the Owner**

**§ 2.3.1** 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.

**§ 2.3.2** 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.

**§ 2.3.3** If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

**§ 2.3.4** 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.

**§ 2.3.5** 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.

**§ 2.3.6** 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.

#### **§ 2.4 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.

#### **§ 2.5 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 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 default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for 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. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

### **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 its 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 2.3.4, 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 submit 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, subject to Section 15.1.7, 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. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be 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 notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative 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 approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 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

§ 3.5.1 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.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

### § 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 14 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 that an equitable adjustment be made 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, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim 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 notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice 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 and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably 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, or fails to provide submittals in accordance with the approved 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 make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and

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 how 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 the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect 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 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.

**§ 3.12.10.1** 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 be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately 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 and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and 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.

**§ 3.12.10.2** If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

### **§ 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, 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, or patching shall be restored to the condition existing prior to the cutting, fitting, or 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 construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its 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 and 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 the Owner shall be entitled to reimbursement from the Contractor.

### **§ 3.16 Access to Work**

The Contractor shall provide the Owner and Architect with 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 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 an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the 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 Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 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.

### § 4.2 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.

§ 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 promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) 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

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 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 13.4.2 and 13.4.3, whether or not the 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, 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 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 order 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 Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 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 the 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, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice 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 for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

### § 5.3 Subcontractual Relations

By appropriate written agreement, 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 that the Contractor, by these Contract 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; 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 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 term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 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 any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its 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 or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has 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 notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work 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. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 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 that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor 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. The Contractor shall proceed promptly with changes in the Work, 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 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine 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 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- .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, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 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.

§ 7.3.7 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.

§ 7.3.8 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 may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

### 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, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 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 (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor’s control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended 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

§ 9.1.1 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.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

### § 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor’s Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor’s subsequent 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. The application shall be notarized, if required, and supported by all data substantiating the Contractor’s right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and 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 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, suppliers, or other persons or entities that 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 (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole 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 in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. 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. 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 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 suppliers 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 either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

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

§ 9.5.4 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 supplier 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 Contractor shall reflect such payment on its next Application 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 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 and suppliers 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 or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to 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 or provided by 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, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

## § 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' 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 shutdown, 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; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and 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 the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the 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 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 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. 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 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, (3) a written statement that the Contractor knows of no 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, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and 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, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance 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 the lien, claim, security interest, or encumbrance, 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, corrected, 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 the 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;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a 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, a Subcontractor, or a Sub-subcontractor; 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 implement, 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 the owners and users of adjacent sites and utilities of the safeguards.

§ 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. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is 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, notice of the 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 and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. 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 notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's 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 the material or substance or who are to perform the task of removal or safe containment of the 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 by the amount of the Contractor's reasonable additional costs of shutdown, 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 hazardous 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 hazardous 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 reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances 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 reimburse 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 Insurance and Bonds**

**§ 11.1.1** The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

**§ 11.1.2** The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 11.1.3** 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.

**§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act

or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

## **§ 11.2 Owner's Insurance**

**§ 11.2.1** The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

**§ 11.2.2 Failure to Purchase Required Property Insurance.** If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

**§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance.** Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

## **§ 11.3 Waivers of Subrogation**

**§ 11.3.1** 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; (2) the Architect and Architect's consultants; and (3) Separate Contractors, 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 those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

**§ 11.3.2** 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, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

## **§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance**

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

#### **§11.5 Adjustment and Settlement of Insured Loss**

**§ 11.5.1** A loss insured under the property insurance required by the Agreement 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 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

**§ 11.5.2** Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

### **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, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

#### **§ 12.2 Correction of Work**

##### **§ 12.2.1 Before Substantial Completion**

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before 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 any 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 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 2.5.



§ 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 of the Owner or Separate Contractors, whether completed or partially completed, 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, excluding that jurisdiction's choice of law rules. 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 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 the assignment.

### § 13.3 Rights and Remedies

§ 13.3.1 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.

§ 13.3.2 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 thereunder, except as may be specifically agreed upon in writing.

### § 13.4 Tests and Inspections

§ 13.4.1 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 tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 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 13.4.1, 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 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 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.

§ 13.4.4 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.

§ 13.4.5 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.

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

### § 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties 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.

## 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, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, 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 reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, 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' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

**§ 14.1.4** If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work 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' 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 or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .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 reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner 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' 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 under 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 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 Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

## **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, a change in the Contract Time, 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. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

#### **§ 15.1.2 Time Limits on Claims**

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the 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 15.1.2.

#### **§ 15.1.3 Notice of Claims**

**§ 15.1.3.1** Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by 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 under this Section 15.1.3.1 shall 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.

**§ 15.1.3.2** Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

#### **§ 15.1.4 Continuing Contract Performance**

**§ 15.1.4.1** 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.

**§ 15.1.4.2** The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

#### **§ 15.1.5 Claims for Additional Cost**

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

#### **§ 15.1.6 Claims for Additional Time**

**§ 15.1.6.1** If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 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.

**§ 15.1.6.2** 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.

### § 15.1.7 Waiver of 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 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

### § 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, 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. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a 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 the 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 receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, 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 15.1.7, 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 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 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. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. 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 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party 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 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party 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 those of the Owner and Contractor under this Agreement.





**SECTION 007210 – SUPPLEMENTAL CONDITIONS TO AIA A201 – 2017**

PART 1 - GENERAL

1.1 SUPPLEMENTAL CONDITIONS

- A. The Contractor and all other parties to the Construction Agreement shall follow the requirements in the 23-page document titled:
  - 1. Supplementary Conditions to AIA Document A201 - 2017
- B. Related Sections:
  - 1. Section 007200 "General Conditions (AIA A201-2017)
  - 2. Section 007315 "Supplementary Conditions (HUD-92554M)

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

COPY OF SUPPLEMENTAL CONDIDITONS TO AIA A201 FOLLOWS ON NEXT PAGE

END OF SECTION 007210



## **SUPPLEMENTARY CONDITIONS to AIA A201 - 2017**

These Supplementary Conditions modify, change, delete from or add to the General Conditions of the Contract for Construction, AIA Document A201, 2017 Edition. Where any Article of the General Conditions is modified or any Section, Paragraph, Subparagraph or Clause thereof is modified or deleted by these supplements, the unaltered provisions of that Section, Article, Paragraph, Subparagraph or Clause shall remain in effect.

Articles, Sections, Paragraphs, Subparagraphs or Clauses modified or deleted have the same numerical designation as those occurring in the General Conditions.

### **ARTICLE 1 - GENERAL PROVISIONS**

#### **1.1 BASIC DEFINITIONS**

##### **1.1.1. The Contract Documents**

In Section 1.1.1 delete the third sentence, and add the following sentence:  
The Contract Documents shall include the Bid Documents as listed in the Instructions to Bidders and any modifications made thereto by addenda.

##### **1.1.8 Initial Decision Maker**

Delete all after the words, "shall not show partiality to the Owner or Contractor".

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

1.5.1 Delete the first sentence of the paragraph.

1.5.1 In the third sentence: delete the remainder after the word "publication".

#### **1.7 DIGITAL DATA USE AND TRANSMISSION**

In the first sentence after the words, "in digital form" delete ". The parties will use AIA Document E203 2013, Building Information Modeling and Digital Data Exhibit".

#### **1.8 BUILDING INFORMATION MODELS USE AND RELIANCE**

Delete Section 1.8.

### **ARTICLE 2 - OWNER**

#### **2.2 EVIDENCE OF THE OWNER'S FINANCIAL ARRANGEMENTS**

Delete Section 2.2.

#### **2.3 INFORMATION AND SERVICES REQUIRED OF THE OWNER**

2.3.1 In the first sentence, delete: all before "the Owner shall secure..."

Delete Section 2.3.2 and substitute the following:

2.3.2 The term Architect, when used in the Contract Documents, shall mean the prime Designer (Architect, Engineer, or Landscape Architect), or his authorized representative, lawfully licensed to practice architecture, engineering, or landscape architecture in the State of Louisiana, identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number.

2.3.3 Delete the words: "to whom the Contractor has no reasonable objection and".

### **ARTICLE 3 - CONTRACTOR**

#### **3.4 LABOR AND MATERIALS**

3.4.2 Delete Section 3.4.2.

Delete Section 3.4.3 and substitute with the following:

3.4.3 Contractor and its employees, officers, agents, representatives, and Subcontractors shall conduct themselves in an appropriate and professional manner, in accordance with the Owner's requirements, at all times while working on the Project. Any such individual who behaves in an inappropriate manner or who engages in the use of inappropriate language or conduct while on Owner's property, as determined by the Owner, shall be removed from the Project at the Owner's request. Such individual shall not be permitted to return without the written permission of the Owner. The Owner shall not be responsible or liable to Contractor or any Subcontractor for any additional costs, expenses, losses, claims or damages incurred by Contractor or its Subcontractor as a result of the removal of an individual from the Owner's property pursuant to this Section. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

#### **3.5 WARRANTY**

3.5.2 Replace reference to "Section 9.8.4" with "Section 9.8.6".

#### **3.7 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS (La R.S. 40:1724[A])**

Delete Section 3.7.5 and substitute the following:

3.7.5 If, during the course of the Work, the Contractor discovers human remains, unmarked burial or archaeological sites, burial artifacts, or wetlands, which are not indicated in the Contract Documents, the Contractor shall follow all procedures mandated by State and Federal law. Request for adjustment of the Contract Sum and Contract Time arising from the existence of such remains or features shall be submitted in writing to the Owner pursuant to the Contract Documents.

### 3.9 SUPERINTENDENT

- 3.9.1 Add the following to the end of the paragraph:  
Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.

### 3.10 CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULES

- 3.10.1 Add the following: For projects with a contract sum greater than \$1,000,000.00, the Contractor shall include with the schedule, for the Owner's and Architect's information, a network analysis to identify those tasks which are on the critical path, i.e., where any delay in the completion of these tasks will lengthen the project timescale, unless action is taken. A revised schedule shall be submitted with each Application and Certificate for Payment. No payment shall be made until this schedule is received.

- 3.10.3 In the first sentence, delete the word "general".

After the first sentence, add the following:

If the Work is not on schedule, as determined by the Architect, and the Contractor fails to take action to bring the Work on schedule, then the Contractor shall be deemed in default under this Contract and the progress of the Work shall be deemed unsatisfactory. Such default may be considered grounds for termination by the Owner for cause in accordance with Section 14.2.

Add the following Sections:

- 3.10.4 Add the following: Submittal by the contractor of a schedule or other documentation showing a completion date for his Work prior to the completion date stated in the contract shall not impose any obligation or responsibility on the Owner or Architect for the earlier completion date.

### 3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following: This requirement is of the essence of the contract. The Architect shall determine the value of these documents and this amount shall not be approved for payment to the Contractor until all of the listed documents are delivered to the Architect in good order, completely marked with field changes and otherwise complete in all aspects.

## ARTICLE 4 - ARCHITECT

### 4.2 ADMINISTRATION OF THE CONTRACT

- 4.2.1 In the first sentence, delete the phrase: "the date the Architect issues the final Certificate for Payment" and replace with the phrase "final payment is due, and

with the Owner's concurrence, from time to time during the one year period for correction of Work described in Section 12.2."

- 4.2.2 In the first sentence, after the phrase: "become generally familiar with"; insert the following: "and to keep the Owner informed about".

In the first sentence, after the phrase "portion of the Work completed", insert the following: "to endeavor to guard the Owner against defects and deficiencies in the Work,"

- 4.2.4 In the first sentence, delete all after "The Owner and Contractor", and add the following "may communicate directly with each other, when deemed necessary by the Owner, and the Owner will notify the Architect of any decision."

- 4.2.10 Add the following sentence to the end of Section 4.2.10: There shall be no restriction on the Owner having a Representative.

- 4.2.11 Add the following sentence to the end of Section 4.2.11:

If no agreement is made concerning the time within which interpretation required of the Architect shall be furnished in compliance with this Section 4.2, then delay shall not be recognized on account of failure by the Architect to furnish such interpretation until 28 days after written request is made for them.

- 4.2.14 Insert the following sentence between the second and third sentences of Section 4.2.14:

If no agreement is made concerning the time within which interpretation required of the Architect shall be furnished in compliance with this Section 4.2, then delay shall not be recognized on account of failure by the Architect to furnish such interpretation until 28 days after written request is made for them.

## **ARTICLE 5 - SUBCONTRACTORS**

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

Delete Section 5.2.1, and substitute the following:

- 5.2.1 Unless otherwise required by the Contract Documents, the Contractor shall furnish at the Pre-Construction Conference, to the Owner and the Architect, in writing, the names of the persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each of the principal portions of the Work. No Contractor payments shall be made until this information is received.

Delete Section 5.2.2, and substitute the following:

- 5.2.2 The Contractor shall be solely responsible for selection and performance of all subcontractors. The Contractor shall not be entitled to claims for additional time and/or an increase in the contract sum due to a problem with performance or nonperformance of a subcontractor.

Delete Sections 5.2.3 and 5.2.4 and substitute the following:

5.2.3 The Contractor shall notify the Architect and the Owner when a subcontractor is to be changed and substituted with another subcontractor.

#### 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

Delete Sections 5.4, 5.4.1, 5.4.2 and 5.4.3

### **ARTICLE 7 - CHANGES IN THE WORK**

#### 7.1 GENERAL

Add the following Sections:

7.1.4 As part of the pre-construction conference submittals, the Contractor shall submit the following prior to the Contractor's initial request for payment:

7.1.4.1 Fixed job site overhead cost itemized with documentation to support daily rates.

7.1.4.2 Bond Premium Rate with supporting information from the General Contractor's carrier.

7.1.4.3 Labor Burden by trade for both Subcontractors and General Contractor. The Labor Burden shall be supported by the Worker's Compensation and Employer's Liability Insurance Policy Information Page. Provide for all trades.

7.1.4.4 Internal Rate Charges for all significant company owned equipment.

7.1.5 If the General Contractor fails to submit the aforementioned documentation as part of the pre-construction submittals, then pay applications shall not be processed until such time as the Owner receives this information.

#### 7.2 CHANGE ORDERS

Delete Section 7.2.1, and substitute the following Sections:

7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, the Architect, and the Contractor issued after execution of the Contract, authorizing a change in the Work and/or an adjustment in the Contract Sum and/or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. A Change Order signed by the Contractor indicates his agreement therewith, including the adjustment in the Contract Sum or the Contract Time. Any reservation of rights, stipulation, or other modification made on the change order by the contractor shall have no effect.

- 7.2.2 "Cost of the Work" for the purpose of Change Orders shall be the eligible costs required to be incurred in performance of the Work and paid by the Contractor and Subcontractors which eligible costs shall be limited to:
- 7.2.2.1 Actual wages paid directly to labor personnel, with a labor burden markup exclusively limited to applicable payroll taxes, worker's compensation insurance, unemployment compensation, and social security taxes for those labor personnel performing the Work. Wages shall be the basic hourly labor rate paid an employee exclusive of fringe benefits or other employee costs. The labor burden percentage for the "Cost of the Work" is limited to categories listed herein. Employer-provided health insurance, fringe benefits, employee training (whether a requirement of employment or not), vacation pay, etc., are examples of ineligible labor burden costs which *shall not* be included, as these costs are already compensated by the Overhead and Profit markup.
- Supervision shall not be included as a line item in the "Cost of the Work", except when the change results in a documented delay in the critical path, as described in Section 7.2.7.
- 7.2.2.2 Cost of all materials and supplies necessary and required to perform the Work, identifying each item and its individual cost, including taxes. Incidental consumables are not eligible costs and shall not be included.
- 7.2.2.3 Cost of each necessary piece of machinery and equipment required to perform the Work, identifying each item and its individual cost, including taxes. Incidental small tools of a specific trade (i.e., shovels, saws, hammers, air compressors, etc.,) and general use vehicles, such as pickup trucks even for moving items around the site, fuel for these general use vehicles, travel, lodging, and/or meals are not eligible and shall not be included.
- 7.2.2.4 Eligible Insurance costs shall be limited to documented increases in "Builder's Risk" insurance premium / costs only. Commercial General Liability, Automobile Liability, and all other required insurances, where referenced in the Contract shall be considered part of normal overhead. These costs are already compensated by the Overhead and Profit markup.
- 7.2.2.5 Cost for the General Contractor Performance and Payment Bond premium, where the documented cost of the premiums have been increased due to the Change Order.
- 7.2.3 Overhead and Profit - The Contractor and Subcontractor shall be due home office fixed overhead and profits on the Cost of the Work, but shall not exceed a total of 16% of the direct cost of any portion of Work.

The credit to the Owner resulting from a change in the Work shall be the sum of those items above, including overhead and profit. Where a change results in both credits to the Owner and extras to the Contractor for related items, overhead and profit shall be computed for credits to the Owner and extras to the



Contractor. The Owner shall receive full credit for the computed overhead and profit on credit change order items.

- 7.2.4 The cost to the Owner resulting from a change in the Work shall be the sum of: Cost of the Work (as defined at Section 7.2.2) and Overhead and Profit (as defined at Section 7.2.3), and shall be computed as follows:

7.2.4.1 When all of the Work is General Contractor Work; 8% markup on the Cost of the Work.

7.2.4.2 When the Work is all Subcontract Work; 8% markup on the Cost of the Work for Subcontractor's Overhead and Profit, plus 8% markup on the Cost of the Work, not including the Subcontractor's Overhead and Profit markup, for General Contractor's Overhead and Profit.

7.2.4.3 When the Work is a combination of General Contractor Work and Subcontract Work; that portion of the direct cost that is General Contractor Work shall be computed per Section 7.2.4.1 and that portion of the direct cost that is Subcontract Work shall be computed per Section 7.2.4.2.

Premiums for the General Contractor's bond may be included, but after the markup is added to the Cost of the Work.

Premiums for the Subcontractor's Bond shall not be included.

7.2.4.4 Subcontract cost shall consist of the items in Section 7.2.2 above plus Overhead and Profit as defined in Section 7.2.3.

- 7.2.5 Before a Change Order is prepared, the Contractor shall prepare and deliver to the Architect the following information concerning the Cost of the Work, not subject to waiver, within a reasonable time after being notified to prepare said Change Order:

A detailed, itemized list of labor, material and equipment costs for the General Contractor's Work including quantities and unit costs for each item of labor, material and equipment.

An itemized list of labor, material and equipment costs for each Subcontractor's and/or Sub-Subcontractor's Work including quantities and unit costs for each item of labor, material and equipment.

- 7.2.6 After a Change Order has been approved, no future requests for extensions of time or additional cost shall be considered for that Change Order.

- 7.2.7 Extended fixed job-site costs are indirect costs that are necessary to support the work in the field. Examples of fixed job-site costs are field office rental, salaries of field office staff, field office utilities, and telephone.

Extended fixed job-site costs or equitable adjustment may be included in a Change Order due to a delay in the critical path, with the exception of weather related delays. In the event of a delay in the critical path, the Contractor shall

submit all changes or adjustments to the Contract Time within twenty-one (21) days of the event giving rise to the delay. The Contractor shall submit documentation and justification for the adjustment by performing a critical path analysis of its most recent schedule in use prior to the change, which shows an extension in critical path activities.

The Contractor shall notify the Architect in writing that the Contractor is making a claim for extended fixed job-site overhead as required by Section 15.1.2. The Contractor shall provide proof that the Contractor is unable to mitigate financial damages through Alternate Work within this Contract or replacement work. "Replacement Work" is that work which the Contractor is obligated to perform under any construction contract separate from this Contract. Reasonable proof shall be required by the Architect that the delays affected the Completion Date.

7.2.8 "Cost of the Work" whether General Contractor cost or Subcontractor cost shall not apply to the following:

7.2.8.1 Salaries or other compensation of the Contractor's personnel at the Contractor's principal office and branch offices.

7.2.8.2 Any part of the Contractor's capital expenses, including interest on the Contractor's capital employed for the Work.

7.2.8.3 Overhead and general expenses of any kind or the cost of any item not specifically and expressly included above in Cost of the Work.

7.2.8.4 Cost of supervision refer to section 7.2.2.1, with exception as provided in Section 7.2.7.

7.2.9 When applicable as provided by the Contract, the cost to Owner for Change Orders shall be determined by quantities and unit prices. The quantity of any item shall be as submitted by the Contractor and approved by the Architect. Unit prices shall cover cost of Material, Labor, Equipment, Overhead and Profit.

### 7.3 CONSTRUCTION CHANGE DIRECTIVES

7.3.3 In the first sentence after "following methods" insert: ", but not to exceed a specified amount".

7.3.4 From .1 of the list, delete all after "Costs of labor, including" and substitute the following "social security, old age and employment insurance, applicable payroll taxes, and workers' compensation insurance;"

Delete Section 7.3.9 and substitute the following:

7.3.9 Pending final determination of the total costs of a Construction Change Directive to the Owner, amounts not in dispute for such changes in the Work shall be included in Applications for Payment accompanied by a Change Order indicating the parties' agreement with part or all of such costs.

## **ARTICLE 8 - TIME**

### **8.1 DEFINITIONS**

Add the following:

8.1.5 The Contract Time shall not be changed by the submission of a schedule that shows an early completion date unless specifically authorized by change order.

### **8.2 PROGRESS AND COMPLETION**

Add to Section 8.2.1 the following:

Completion of the Work must be within the Time for Completion stated in the Agreement, subject to such extensions as may be granted under Section 8.3. The Contractor agrees to commence Work not later than fourteen (14) days after the transmittal date of Written Notice to Proceed from the Owner and to substantially complete the project within the time stated in the Contract. The Owner will suffer financial loss if the project is not substantially complete in the time set forth in the Contract Documents. The Contractor and the Contractor's Surety shall be liable for and shall pay to the Owner the sum stated in the Contract Documents as fixed, agreed and liquidated damages for each consecutive calendar day (Saturdays, Sundays and holidays included) of delay until the Work is substantially complete. The Owner shall be entitled to the sum stated in the Contract Documents. Such Liquidated Damages shall be withheld by the Owner from the amounts due the Contractor for progress payments.

Delete Section 8.2.2.

### **8.3 DELAYS AND EXTENSIONS OF TIME**

8.3.1 Delete the last word "determine" and add the following: "recommend, subject to Owner's approval of Change Order. If the claim is not made within the limits of Article 15, all rights for future claims for that month are waived."

## **ARTICLE 9 - PAYMENTS AND COMPLETION**

### **9.1 CONTRACT SUM**

Delete Section 9.1.2.

Delete Section 9.2 and substitute the following:

### **9.2 SCHEDULE OF VALUES**

At the Pre-Construction Conference, the Contractor shall submit to the Owner and the Architect a Schedule of Values prepared as follows:

- 9.2.1 The attached Schedule of Values Format shall be used. If applicable, the cost of Work for each section listed under each division, shall be given. The cost for each section shall include Labor, Materials, Overhead and Profit.
- 9.2.2 The Total of all items shall equal the Total Contract Sum. This schedule, when approved by the Architect, shall be used as a basis for the Contractor's Applications for Payment and it may be used for determining the cost of the Work in deductive change orders, when a specific item of Work listed on the Schedule of Values is to be removed. Once the Schedule of Values is submitted at the Pre-Construction Conference, the schedule shall not be modified without approval from the Owner and Architect.

### 9.3 APPLICATIONS FOR PAYMENT

Delete Sections 9.3.1, 9.3.1.1, and 9.3.1.2 and substitute the following:

- 9.3.1 Monthly, the Contractor shall submit to the Architect an Application and Certification for Payment form, supported by any additional data substantiating the Contractor's right to payment as the Owner or the Architect may require. Application for Payment shall be submitted on or about the first of each month for the value of labor and materials incorporated into the Work and of materials, suitably stored, at the site as of the twenty-fifth day of the preceding month, less normal retainage as follows, per La R.S. 38:2248:
- 9.3.1.1 Projects with Contract price up to \$500,000.00 – 10% of the Contract price.
- 9.3.1.2 Projects with Contract price of \$500,000.00, or more – 5% of the Contract price.
- 9.3.1.3 No payment shall be made until the revised schedule required by Section 3.10.1 is received.
- 9.3.1.4 The normal retainage shall not be due the Contractor until after substantial completion and expiration of the forty-five day lien period and submission to the Architect of a clear lien certificate, consent of surety, and invoice for retainage.

Delete Section 9.3.2 and substitute the following:

- 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. Payments for materials or equipment stored on the site shall be conditioned upon submission by the Contractor of bills of sale or such other procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, including applicable insurance.

### 9.5 DECISIONS TO WITHHOLD CERTIFICATION

Section 9.5.1.7: Delete the word "repeated".

Delete Section 9.5.4.

## 9.6 PROGRESS PAYMENTS

Delete Section 9.6.1 and substitute the following:

9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment within 30 days except for projects funded fully or in part by a Federal reimbursement program. For such projects the Owner will make payment in a timely manner consistent with reimbursement.

9.6.2 Delete the phrase: "no later than seven days" from the first sentence.

After the end of the second sentence, add the following:

La R.S. 9:2784 (A) and (C) require a Contractor or Subcontractor to make payment due to each Subcontractor and supplier within fourteen (14) consecutive days of the receipt of payment from the Owner. If not paid, a penalty in the amount of  $\frac{1}{2}$  of 1% per day is due, up to a maximum of 15% from the expiration date until paid. The contractor or subcontractor, whichever is applicable, is solely responsible for payment of a penalty.

9.6.4 Delete the first two sentences of Section 9.6.4 and add the following to the end of the Section:

Pursuant to La. R.S. 38:2242 and La. R.S. 38:2242.2, when the Owner receives any claim of nonpayment arising out of the Contract, the Owner shall deduct 125% of such claim from the Contract Sum. The Contractor, or any interested party, may deposit security, in accordance with La. R.S. 38:2242.2, guaranteeing payment of the claim with the recorder of mortgages of the parish where the Work has been done. When the Owner receives original proof of such guarantee from the recorder of mortgages, the claim deduction will be added back to the Contract Sum.

Delete Section 9.7 FAILURE OF PAYMENT.

Delete Section 9.8 and substitute the following:

## 9.8 SUBSTANTIAL COMPLETION

9.8.1 Substantial Completion is the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The Architect shall determine if the project is substantially complete in accordance with this Section.

9.8.2 When the Contractor considers that the Work 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 shall make an inspection to determine whether the Work is substantially complete. A prerequisite to the Work being considered as substantially complete is the Owner's receipt of the executed Roofing Contractor's and Roofing Manufacturer's guarantees, where roofing Work is part of the Contract. Prior to inspection by the Architect, the Contractor shall notify the Architect that the project is ready for inspection by the State Fire Marshal's office. 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 for its intended use, the Contractor shall, before the Work can be considered as Substantially Complete, 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 Architect determines that the project is Substantially Complete, he shall prepare a punch list of exceptions and the dollar value related thereto. The monetary value assigned to this list will be the sum of the cost estimate for each particular item of Work the Architect develops based on the mobilization, labor, material and equipment costs of correcting the item and shall be retained from the monies owed the contractor, above and beyond the standard lien retainage. The cost of these items shall be prepared in the same format as the schedule of values. At the end of the forty-five day lien period payment shall be approved for all punch list items completed up to that time. After that payment, none of the remaining funds shall be due the contractor until all punch list items are completed and are accepted by the Architect. If the dollar value of the punch list exceeds the amount of funds, less the retainage amount, in the remaining balance of the Contract, then the Project shall not be considered as substantially complete. If funds remaining are less than that required to complete the Work, the Contractor shall pay the difference.
- 9.8.5 When the preparation of the punch list is complete the Architect shall prepare a Recommendation of Acceptance incorporating the punch list and submit it to the Owner. Upon approval of the Recommendation of Acceptance, the Owner may issue a Notice of Acceptance of Building Contract which shall establish the Date of Substantial Completion. The Contractor shall record the Notice of Acceptance with the Clerk of Court in the Parish in which the Work has been performed. If the Notice of Acceptance has not been recorded seven (7) days after issuance, the Owner may record the Acceptance at the Contractor's expense. All additive change orders must be processed before issuance of the Recommendation of Acceptance. The Owner shall not be responsible for payment for any Work associated with change orders that is not incorporated into the contract at the time of the Recommendation of Acceptance.
- 9.8.6 Warranties required by the Contract Documents shall commence on the date of Acceptance of the Work unless otherwise agreed to in writing by the Owner and Contractor. Unless otherwise agreed to in writing by the Owner and Contractor, security, maintenance, heat, utilities, damage to the Work not covered by the punch list and insurance shall become the Owner's responsibility on the Date of Substantial Completion.

9.8.7 If all punch list items have not been completed by the end of the forty-five (45) day lien period, through no fault of the Architect or Owner, the Owner may hold the Contractor in default. If the Owner finds the Contractor is in default, the Surety shall be notified. If within forty-five (45) days after notification, the Surety has not completed the punch list, through no fault of the Architect or Owner, the Owner may, at his option, contract to have the balance of the Work completed and pay for such Work with the unpaid funds remaining in the Contract sum. Finding the Contractor in default shall constitute a reason for disqualification of the Contractor from bidding on future state contracts. If the surety fails to complete the punch list within the stipulated time period, the Owner may not accept bonds submitted, in the future, by the surety.

## 9.9 PARTIAL OCCUPANCY OR USE

Delete Section 9.9.1 and substitute the following:

9.9.1 Partial Occupancy is that stage in the progress of the Work when a designated portion of the Work is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the designated portion of the Work for its intended use. The Owner may occupy or use any substantially completed portion of the Work so designated by separate agreement with the Contractor and authorized by public authorities having jurisdiction over the Work. Such occupancy or use may commence provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, 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 the designated 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.

## 9.10 FINAL COMPLETION AND FINAL PAYMENT

Delete Section 9.10.4 and replace with the following:

9.10.4 The making of final payment shall not constitute a waiver of Claims by the Owner for the following:

9.10.4.1 Claims, security interests, or encumbrances arising out of the Contract and unsettled;

9.10.4.2 failure of the Work to comply with the requirements of the Contract Documents irrespective of when such failure is discovered;

9.10.4.3 terms of special warranties required by the Contract Documents; or

9.10.4.4 audits performed by the Owner, after final payment.

## ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

## 10.2 SAFETY OF PERSONS AND PROPERTY

10.2.2 In the first sentence, between the words: "bearing on" and "safety", add the words: "the health and,"

## 10.3 HAZARDOUS MATERIALS

10.3.1 In the second sentence after (PCB) add: "or lead".

10.3.2 After the first sentence, delete all remaining sentences.

Add at the end: "The Contract time shall be extended appropriately."

Delete Section 10.4 and substitute the following:

## 10.4 EMERGENCIES

In an emergency affecting the safety of persons or property, the Contractor shall notify the Owner and Architect immediately of the emergency, simultaneously acting at his discretion to prevent damage, injury or loss. Any additional compensation or extension of time claimed by the Contractor on account of emergency Work shall be determined as provided in Article 15 and Article 7.

# ARTICLE 11 - INSURANCE AND BONDS

AIA A101 – 2017 Exhibit A is not a part of these documents. Delete all of Sections 11.1, 11.2, 11.3, 11.4, and 11.5, and substitute the following:

## INSURANCE REQUIREMENTS FOR NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

### 11.1 CONTRACTOR'S LIABILITY INSURANCE

The Contractor shall purchase and maintain without interruption for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work hereunder by the Contractor, its agents, representatives, employees or subcontractors. The duration of the contract shall be from the inception of the contract until the date of final payment.

### 11.2 MINIMUM SCOPE AND LIMITS OF INSURANCE

#### 11.2.1 Worker's Compensation

Worker's Compensation insurance shall be in compliance with the Worker's Compensation law of the Contractor's headquarters. Employers Liability is included with a minimum limit of \$1,000,000 per accident/per disease/per employee. If Work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act or other maritime law coverage shall be included. A.M. Best's insurance company rating requirement may be waived for Worker's compensation coverage only.

#### 11.2.2 Commercial General Liability



Commercial General Liability insurance, including Personal and Advertising Injury Liability and Products and Completed Operations Liability, shall have a minimum limit per occurrence based on the project value. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable.

The aggregate loss limit must apply to each project. ISO form CG 25 03 (current form approved for use in Louisiana), or equivalent, shall also be submitted. The State project number, including part number, and project name shall be included on this endorsement.

#### COMBINED SINGLE LIMIT (CSL) PER OCCURRENCE

<b>Type of Construction</b>	<b>Projects up to \$1,000,000</b>	<b>Projects over \$1,000,000 up to \$10,000,000</b>	<b>Projects over \$10,000,000</b>
<b>New Buildings:</b>			
Each Occurrence Minimum Limit	\$1,000,000	\$2,000,000	\$4,000,000
Per Project Aggregate	\$2,000,000	\$4,000,000	\$8,000,000
Each Occurrence Minimum Limit	\$1,000,000**	\$2,000,000**	\$4,000,000**
Per Project Aggregate	2 times per occur limit**	2 times per occur limit**	2 times per occur limit**

\*\*While the minimum Combined Single Limit of \$1,000,000 is required for any renovation, the limit is calculated by taking 10% of the building value and rounding it to the nearest \$1,000,000 to get the insurance limit. Example: Renovation on a \$33,000,000 building would have a calculated \$3,000,000 combined single limit of coverage (33,000,000 times .10 = 3,300,000 and then rounding down to \$3,000,000). If the calculated limit is less than the minimum limit listed in the above chart, then the amount needed is the minimum listed in the chart. Maximum per occurrence limit required is \$10,000,000 regardless of building value. The per project aggregate limit is then calculated as twice the per occurrence limit.

#### 11.2.3 Automobile Liability

Automobile Liability Insurance shall have a minimum combined single limit per occurrence of \$1,000,000. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired and non-owned automobiles.

#### 11.2.4 Excess Umbrella

Excess Umbrella Insurance may be used to meet the minimum requirements for General Liability and Automobile Liability only.

#### 11.2.5 Builder's Risk

11.2.5.1 Builder's Risk Insurance shall be in an amount equal to the amount of the construction contract including any amendments and shall be upon the entire Work included in the contract. The policy shall provide coverage equivalent to the ISO form number CP 10 20, Broad Form Causes of Loss (extended, if necessary, to include the perils of wind, earthquake, collapse, vandalism/malicious mischief, and theft, including theft of materials whether or not attached to any structure). The policy must include architects' and engineers' fees necessary to provide plans, specifications and supervision of Work for the repair and/or replacement of property damage caused by a covered peril, not to exceed 10% of the cost of the repair and/or replacement.

11.2.5.2 Flood coverage shall be provided by the Contractor on the first floor and below for all projects, except as otherwise noted. The builder's risk insurance policy, sub-limit for flood coverage shall not be less than ten percent (10%) of the total contract cost per occurrence. If flood is purchased as a separate policy, the limit shall be ten percent (10%) of the total contract cost per occurrence (with a max of \$500,000 if NFIP).

11.2.5.3 A Specialty Contractor may provide an installation floater in lieu of a Builder's Risk policy, with the similar coverage as the Builder's Risk policy, upon the system to be installed in an amount equal to the amount of the contract including any amendments. Flood coverage is not required.

11.2.5.4 The policy must include coverage for the Owner, Contractor and any subcontractors as their interests may appear.

#### 11.2.7 Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and accepted by the Owner. The Contractor shall be responsible for all deductibles and self-insured retentions.

### 11.3 OTHER INSURANCE PROVISIONS

11.3.1 The policies are to contain, or be endorsed to contain, the following provisions:

#### 11.3.1.1 Worker's Compensation and Employers Liability Coverage

11.3.1.1.1 To the fullest allowed by law, the insurer shall agree to waive all rights of subrogation against the Owner, its officers, agents, employees and volunteers for losses arising from Work performed by the Contractor for the Owner.

#### 11.3.1.2 Commercial General Liability Coverage

11.3.1.2.1 The Owner, its officers, agents, employees and volunteers are to be added as additional insureds as respects liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor, premises owned, occupied or used by the Contractor. ISO Form CG 20 10 (for ongoing work) AND CG 20 37 (for completed work) (current forms approved for use in Louisiana), or equivalent, are to be used.

11.3.1.2.2 The Contractor's insurance shall be primary as respects the Owner, its officers, agents, employees and volunteers for any and all losses that occur under the contract. The coverage shall contain no special limitations on the scope of protection afforded to the Owner, its officers, officials, employees or volunteers. Any insurance or self-insurance maintained by the Owner shall be excess and non-contributory of the Contractor's insurance.

#### 11.3.1.3 Builder's Risk

Builders Risk is required.

#### 11.3.1.4 All Coverages

11.3.1.4.1 All policies must be endorsed to require 30 days written notice of cancellation to the Agency. Ten-day written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in the Contractor's policy. In addition, Contractor is required to notify Agency of policy cancellations or reductions in limits.

11.3.1.4.2 Neither the acceptance of the completed Work nor the payment thereof shall release the Contractor from the obligations of the insurance requirements or indemnification agreement.

11.3.1.4.3 The insurance companies issuing the policies shall have no recourse against the Owner for payment of premiums or for assessments under any form of the policies.

11.3.1.4.4 Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Owner, its officers, agents, employees and volunteers.

#### 11.3.2 Acceptability of Insurers

All required insurance shall be provided by a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located. Insurance shall be placed with insurers with an A.M. Best's rating of A-: VI or higher. This rating requirement may be waived for Worker's compensation coverage only.

If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another certificate of insurance within 30 days.

#### 11.3.3 Verification of Coverage

Contractor shall furnish the Owner with Certificates of Insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received and approved by the Owner before Work commences and upon any contract renewal or insurance policy renewal thereafter. The Certificate Holder must be listed as follows:

Name of Owner

Owner Address

City, State, Zip

Attn: Project # \_\_\_\_\_

The Owner reserves the right to request complete certified copies of all required insurance policies at any time.

Upon failure of the Contractor to furnish, deliver and maintain required insurance, this contract, at the election of the Agency, may be suspended, discontinued, or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

If the Contractor does not meet the insurance requirements at policy renewal, at the option of the Owner, payment to the Contractor may be withheld until the requirements have been met, OR the Owner may pay the renewal premium and withhold such payment from any monies due the Contractor, OR the contract may be suspended or terminated for cause.

#### 11.3.4 Subcontractors

Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The Owner reserves the right to request copies of subcontractor's certificates at any time.

If Contractor does not verify subcontractors' insurance as described above, Owner has the right to withhold payments to the Contractor until the requirements have been met.

#### 11.3.5 Worker's Compensation Indemnity

In the event Contractor is not required to provide or elects not to provide Worker's compensation coverage, the parties hereby agree the Contractor, its Owners, agents and employees shall have no cause of action against, and shall not assert a claim against, the Owner, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Worker's Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the Owner, its agents and employees shall in no circumstance be, or considered as, the employer or statutory employer of Contractor, its Owners, agents and employees. The parties further agree that Contractor is a wholly independent Contractor and is exclusively responsible for its employees, Owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold the Owner, its agents and employees harmless from any such assertion or claim that may arise from the performance of this contract.

#### 11.3.6 Indemnification/Hold Harmless Agreement

Contractor agrees to protect, defend, indemnify, save, and hold harmless, the Owner, its officers, agents, servants, employees and volunteers, from and against any and all claims, damages, expenses and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur, or in any way grow out of, any act or omission of Contractor, its agents, servants and employees, or any and all costs, expenses and/or attorney fees incurred by Contractor as a result of any claims, demands, suits or causes of action, except those claims, demands, suits or causes of action arising out of the negligence of the Owner its officers, agents, servants, employees and volunteers.

Contractor agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, suits or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims, demands, suits, or causes of action are groundless, false or fraudulent. The Owner may, but is not required to, consult with the Contractor in the defense of claims, but this shall not affect the Contractor's responsibility for the handling and expenses of all claims.

### 11.4 PERFORMANCE 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.

11.4.3 Recordation of Contract and Bond

The Owner shall record within thirty (30) days the Contract Between Owner and Contractor and Performance and Payment Bond with the Clerk of Court in the County in which the Work is to be performed.

## **ARTICLE 12 - UNCOVERING AND CORRECTION OF WORK**

### **12.2 CORRECTION OF WORK**

#### **12.2.1 Before Substantial Completion**

At the end of the paragraph, add the following sentences:

"If the Contractor fails to correct Work identified as defective within a thirty (30) day period, through no fault of the Designer, the Owner may hold the Contractor in default. If the Owner finds the Contractor in default, the Surety shall be notified. If within thirty (30) days after notification, the Surety has not corrected the nonconforming Work, through no fault of the Architect or Owner, the Owner may contract to have nonconforming Work corrected and hold the Surety and Contractor responsible for the cost, including architectural fees and other indirect costs. If the Surety fails to correct the Work within the stipulated time period and fails to meet its obligation to pay the costs, the Owner may elect not to accept bonds submitted in the future by the Surety. Finding the Contractor in default shall constitute a reason for disqualification of the Contractor from bidding on future state contracts.

#### **12.2.2 After Substantial Completion**

12.2.2.1 At the end of the paragraph delete the last sentence and add the following sentences:

"If the Contractor fails to correct nonconforming Work, or Work covered by warranties, within a thirty (30) day period, through no fault of the Architect or Owner, the Owner may hold the Contractor in default. If the Owner finds the Contractor is in default, the Surety shall be notified. If within thirty (30) days after notification, the Surety has not corrected the non-conforming or warranty Work, through no fault of the Architect or Owner, the Owner may contract to have the nonconforming or warranty Work corrected and hold the Surety responsible for the cost including architects fees and other indirect costs. Corrections by the Owner shall be in accordance with Section 2.4. If the Surety fails to correct the nonconforming or warranty Work within the stipulated time period and fails to meet its obligation to pay the costs, the Owner may not accept bonds submitted, in the future, by the Surety."

## **ARTICLE 13 - MISCELLANEOUS PROVISIONS**

### **13.1 GOVERNING LAW**

Delete all after the word "located".

### **13.2 SUCCESSORS AND ASSIGNS**

13.2.1 In the second sentence, delete "Except as ... 13.2.2"

Delete Section 13.2.2.

### 13.3 TESTS AND INSPECTIONS

In Section 13.4.1, delete the second sentence and substitute the following:

The Contractor shall make arrangements for such tests, inspections and approvals with the Testing Laboratory provided by the Owner, and the Owner shall bear all related costs of tests, inspections and approvals.

Delete the last two sentences of Section 13.4.1.

### 13.4 INTEREST

Delete Section 13.5.

## **ARTICLE 14 - TERMINATION OR SUSPENSION OF THE CONTRACT**

### 14.1 TERMINATION BY THE CONTRACTOR

Delete Section 14.1.1.4.

In Section 14.1.3, after the word "profit," delete the words "on Work not executed" and substitute the following: "for Work completed prior to stoppage".

### 14.2 TERMINATION BY THE OWNER FOR CAUSE

Add the following Section:

14.2.1.5 failure to complete the punch list within the lien period as provided in 9.8.7.

14.2.3 Add the following sentence:

"Termination by the Owner shall not suspend assessment of liquidated damages against the Surety."

Add the following Section:

14.2.5 If an agreed sum of liquidated damages has been established, termination by the Owner under this Article shall not relieve the Contractor and/or Surety of his obligations under the liquidated damages provisions and the Contractor and/or Surety shall be liable to the Owner for per diem liquidated damages.

#### 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

In Section 14.4.3, delete all after "incurred by reason of the termination," and add "along with reasonable profit on the Work not executed."

### ARTICLE 15 - CLAIMS AND DISPUTES

#### 15.1 CLAIMS

Delete Section 15.1.2, Time Limit on Claims, (See La R.S. 38:2189, and 38:2189.1).

15.1.3.1 Add the following to the end of the paragraph:

"A Reservation of Rights and similar stipulations shall not be recognized under this contract as having any effect. A party must make a claim as defined herein within the time limits provided."

15.1.4.2 In the first sentence of the Section, delete "Initial Decision Maker's" and replace with "Architect's". In the second sentence of the Section, delete "the decision of the Initial Decision Maker" and replace with: "his/her decision".

Delete Section 15.1.6.2 and substitute the following:

15.1.6.2 If adverse weather conditions are the basis for a claim for additional time, the Contractor shall document that weather conditions had an adverse effect on the scheduled construction. An increase in the contract time due to weather shall not be cause for an increase in the contract sum. At the end of each month, the Contractor shall make one Claim for any adverse weather days occurring within the month. The Claim must be accompanied by sufficient documentation evidencing the adverse days and the impact on construction. Failure to make such Claim within twenty-one (21) days from the last day of the month shall prohibit any future claims for adverse days for that month. No additional adverse weather days shall be granted after the original or extended contract completion date, except those adverse weather days associated with a National Weather Service named storm or federally declared weather related disaster directly affecting the project site.

Add the following Section:

15.1.6.3 The following are considered reasonably anticipated days of adverse weather on a monthly basis:

January	<u>7</u> days	July	<u>6</u> days
February	<u>6</u> days	August	<u>5</u> days
March	<u>8</u> days	September	<u>5</u> days
April	<u>7</u> days	October	<u>6</u> days
May	<u>8</u> days	November	<u>7</u> days



June            5 days

December    7 days

The Contractor shall ask for total adverse weather days. The Contractor's request shall be considered only for days over the allowable number of days stated above.

*Note: Contract is on a calendar day basis.*

## 15.2 INITIAL DECISION

- 15.2.1 In the second sentence, delete the word "will" and replace with: "shall always".

In the second sentence, delete the phrase: ", unless otherwise indicated in the Agreement."

At the end of the third sentence, add: "arising prior to the date final payment is due".

Delete the fourth sentence.

- 15.2.5 In the middle of the first sentence, delete all after the phrase: "rejecting the Claim".

In the second sentence, delete the phrase: "and the Architect, if the Architect is not serving as the Initial Decision Maker,".

In the third sentence, delete all after: "binding on the parties" and add the following: "except that the Owner may reject the decision or suggest a compromise or both".



**SECTION 007315 – SUPPLEMENTARY CONDITIONS (HUD-92554M)**

PART 1 - GENERAL

1.1 SUPPLEMENTARY CONDITIONS

- A. The Contractor shall follow the requirements in the 11-page document that follows, titled:
  - 1. HUD 92554M (06/14)  
Supplementary Conditions of the Contract for Construction  
US Department of Housing and Urban Development  
Office of Housing
- B. Related Sections:
  - 1. Section 007200 "General Conditions (AIA A201-2017)
  - 2. Section 007210 "Supplementary Conditions to A201"

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

COPY OF HUD 92554M FOLLOWS ON NEXT PAGE

END OF SECTION 007315

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# SUPPLEMENTARY CONDITIONS TO THE CONSTRUCTION CONTRACT

U.S. Department of Housing  
and Urban Development  
Office of Housing

OMB Approval No. 2502-0598  
(Exp. 9/30/2021)

Public Reporting Burden for this collection of information is estimated to average 0.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

**Warning:** Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to, 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

## Article 1: Labor Standards

**A. Applicability.** The Project or program to which the construction work covered by this Contract pertains is being assisted or insured by the United States of America, and the following Federal Labor Standards Provisions are included in this Contract or related instrument pursuant to the provisions applicable to such Federal assistance or insurance. Any statute or regulation contained herein shall also include any subsequent amendment or successor statute or regulation. The terms of this Supplementary Conditions to the Construction Contract (HUD-92554M) takes precedence over all provisions of the "General Conditions of the Contract for Construction" (AIA Document A201) inconsistent with said Supplementary Conditions.

**B. Minimum Wages.** Pursuant to Section 212 of the National Housing Act, as amended, 12 U.S.C. 1715c, the minimum wage provisions contained in this paragraph B do not apply to those projects with Security Instruments insured under Section 221(h)(1) designed for less than 9 families and they do not apply to those projects with Security Instruments insured under either Section 220 or 233 designed for less than 12 families.

1. (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the Project) shall be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1 (b)(2) of the Davis-Bacon Act (40 U.S.C. 3141(2)(B)(ii)) on behalf of laborers or mechanics are considered wages paid to such laborers or

mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided*, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii)) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics that is not listed in the wage determination and that is to be employed under this Contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits only when the following criteria have been met:

- (1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- (2) The classification is utilized in the area by the construction industry; and
- (3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, D.C. 20210 ("**Administrator**"). The Administrator, or an authorized representative, shall approve, modify, or disapprove every additional classification action within thirty (30) days of receipt and so advise HUD or its designee or shall notify HUD or its designee within the thirty (30) day period that additional time is necessary.

(c) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, shall issue a determination within thirty (30) days of receipt and so advise HUD or its

designee or shall notify HUD or its designee within the thirty (30) day period that additional time is necessary.

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs B.1.(ii)(b) or (c) of this Article, shall be paid to all workers performing work in the classification under this Contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the Contract for a class of laborers or mechanics includes a fringe benefit that is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided*, That the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

**2. Withholding.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Contractor under this Contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the Contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the Project), all or part of the wages required by the Contract, HUD or its designee may, after written notice to the Contractor, sponsor, applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

### **3. Payrolls, records, and certifications.**

(i) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the Project). Such records shall contain the name, address, and social security number of each such worker, his or her correct

classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1 (b)(2)(B) of the Davis-Bacon Act (40 U.S.C. 3141(2)(B)(ii))), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1 (b)(2)(B) of the Davis-Bacon Act (40 U.S.C. 3141(2)(B)(ii)), the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(ii)(a) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the Contract, but if the agency is not such a party, the Contractor shall submit the payrolls to the applicant, sponsor, or Owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired, whether paper (Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/whd/forms/wh347.pdf> or its successor site), or electronically pursuant to Program Obligations. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the Contract, but if the agency is not such a party, the Contractor will submit the payrolls to the applicant sponsor, or Owner, as the case may be, for transmission to HUD or its designee, the Contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee.

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or



supervises the payment of the persons employed under the Contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete.

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the Contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the Contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph B.3.(ii)(b) of this Article.

(d) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Sections 3801 et seq of Title 31 of the United States Code.

(iii) The Contractor or subcontractor shall make the records required under subparagraph B.3.(i) of this Article available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, sponsor, applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

#### **4. Apprentices and Trainees.**

(i) **Apprentices.** Apprentices shall be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship, or with a State Apprenticeship Agency recognized by such Office, or if a person is employed in his or her first ninety (90) days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the

program, but who has been certified by the Office of Apprenticeship, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where the Contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship, or a State Apprenticeship Agency recognized by such Office, withdraws approval of an apprenticeship program, the Contractor shall no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees shall not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman's hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on

the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor shall no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) **Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

**5. Compliance with Copeland Act Requirements.** The Contractor shall comply with the requirements of 29 CFR Part 3, which are incorporated by reference in this Contract.

**6. Subcontracts.** The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraphs 1 through 10 of this paragraph B and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage determination, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all Contract clauses referenced in this subparagraph.

**7. Contract termination and debarment.** A breach of the Contract clauses in 29 CFR 5.5 may be grounds for termination of the Contract, and for debarment as a contractor or a subcontractor as provided in 29 CFR 5.12.

**8. Compliance with Davis-Bacon and Related Act Requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this Contract.

**9. Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this Contract shall not be subject to the general disputes clause of this Contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

**10. Certification of Eligibility.**

(i) By entering into this Contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act (40 U.S.C. 3144(b)(2)) or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this Contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act (40 U.S.C. 3144(b)(2)) or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Department . . . makes, passes, utters or publishes any statement, knowing the same to be false . . . shall be fined under this title or imprisoned not more than two years, or both."

### **C. Contract Work Hours and Safety Standards Act.**

**1. Applicability and Definitions.** This paragraph C of Article 1 is applicable only if a direct form of federal assistance is involved, such as Section 8, Section 202/811 Capital Advance, grants etc., and is applicable only where the prime contract is in an amount greater than \$100,000. As used in this paragraph C, the terms "laborers" and "mechanics" include watchmen and guards.

**2. Overtime requirements.** No contractor or subcontractor contracting for any part of the Contract work that may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty (40) hours in such workweek.

**3. Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the immediately preceding subparagraph C.2, the Contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, the Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory) for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of such subparagraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty (40) hours without payment of the overtime wages required by the clause set forth in such subparagraph.

**4. Withholding for unpaid wages and liquidated damages.** HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract, or under any other Federal contract with the same prime contractor, or under any other Federally-assisted contract subject to the Contract Work

Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph 3 of this paragraph C.

**5. Subcontracts.** The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraphs 1 through 5 of this paragraph C and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in such subparagraphs 1 through 5.

#### **D. Certification.**

For projects with Security Instruments insured under the National Housing Act, as amended, that are subject to paragraph B of this Article 1, the Contractor is required to execute the Contractor's Prevailing Wage Certificate within HUD-92448 as a condition precedent to insurance by HUD of the Loan, or an advance thereof, made or to be made by the Lender in connection with the construction of the Project.

### **Article 2: Equal Employment Opportunity**

**A. Applicability.** This Article 2 applies to any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee.

**B.** The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided setting forth the provisions of this nondiscrimination clause.

**C.** The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor state that all qualified applicants shall receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, disability, or national origin.

**D.** The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding a

notice to be provided advising the said labor union or workers representatives of the Contractor's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

E. The Contractor shall comply with all provisions of Executive Order 11246 of September 24, 1965 and of the rules, regulations, and relevant orders of the Secretary of Labor.

F. The Contractor shall furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

G. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of the said rules, regulations, or orders, this Contract may be canceled, terminated, or suspended in whole or in part and Contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulations or order of the Secretary of Labor, or as otherwise provided by law.

H. The Contractor shall include the provisions of paragraphs A through H of this Article 2 in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions shall be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as HUD or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance. *Provided, however,* that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD or the Secretary of Labor, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

### **Article 3: Equal Opportunity for Businesses and Lower Income Persons Located Within the Project Area**

A. This Article 3 is applicable to projects covered by Section 3, as defined in 24 CFR Part 135.

B. The work to be performed under this Contract is on a project assisted under a program providing Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low and very-low income residents of the unit of local government or the metropolitan area (or non-metropolitan county) as determined by HUD in which the Project is located and contracts for work in connection with the Project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the same metropolitan area (or non-metropolitan county) as the Project.

#### **Article 4: Health and Safety**

A. This Article 4 is applicable only where the prime contract is in an amount greater than \$100,000.

B. No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his or her health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

C. The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to 29 CFR Part 1926, and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.

D. The Contractor shall include the provisions of this Article 4 in every subcontract so that such provisions shall be binding on each subcontractor. The Contractor shall take such action with respect to any subcontract as HUD or the Secretary of Labor shall direct as a means of enforcing such provisions.





# **AIA**® Document A312® – 2010

## **Payment Bond**

**CONTRACTOR:**

(Name, legal status and address)

**SURETY:**

(Name, legal status and principal place of business)

**OWNER:**

(Name, legal status and address)

Southern Hills Apartments, LLC  
3000 Browns Lane  
Jonesboro, Arkansas 72401

**CONSTRUCTION CONTRACT**

Date:

Amount: \$

Description:

(Name and location)

Southern Hills Apartment Complex  
3411 Southwest Drive  
Jonesboro, Arkansas 72404

**BOND**

Date:

(Not earlier than Construction Contract Date)

Amount: \$

Modifications to this Bond:

None

See Section 18

**CONTRACTOR AS PRINCIPAL**

Company: (Corporate Seal)

Signature:

Name and

Title:

(Any additional signatures appear on the last page of this Payment Bond.)

**SURETY**

Company: (Corporate Seal)

Signature:

Name and

Title:

(FOR INFORMATION ONLY — Name, address and telephone)

**AGENT or BROKER:****OWNER'S REPRESENTATIVE:**

(Architect, Engineer or other party:)



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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

**§ 2** If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

**§ 4** When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

**§ 5** The Surety's obligations to a Claimant under this Bond shall arise after the following:

**§ 5.1** Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

**§ 5.2** Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

**§ 6** If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

**§ 7** When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

**§ 7.1** Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

**§ 7.2** Pay or arrange for payment of any undisputed amounts.

**§ 7.3** The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

**§ 8** The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

**§ 9** Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

**§ 10** The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

**§ 11** The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

**§ 12** No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

**§ 13** Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

**§ 14** When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**§ 15** Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

## **§ 16 Definitions**

**§ 16.1 Claim.** A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

**§ 16.2 Claimant.** An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

**§ 16.3 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

**§ 16.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 16.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor,

**§ 17** If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

**§ 18** Modifications to this bond are as follows:

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

Company: \_\_\_\_\_ *(Corporate Seal)*

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_

**SURETY**

Company: \_\_\_\_\_ *(Corporate Seal)*

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_



# **AIA® Document A312® – 2010**

## **Performance Bond**

**CONTRACTOR:**

(Name, legal status and address)

**SURETY:**

(Name, legal status and principal place of business)

**OWNER:**

(Name, legal status and address)

Southern Hills Apartments, LLC  
3000 Browns Lane  
Jonesboro, Arkansas 72401

**CONSTRUCTION CONTRACT**

Date:

Amount: \$

Description:

(Name and location)

Southern Hills Apartment Complex  
3411 Southwest Drive  
Jonesboro, Arkansas 72404

**BOND**

Date:

(Not earlier than Construction Contract Date)

Amount: \$

Modifications to this Bond:

None

See Section 16

**CONTRACTOR AS PRINCIPAL**

Company: (Corporate Seal)

Signature:

Name and

Title:

(Any additional signatures appear on the last page of this Performance Bond.)

**SURETY**

Company: (Corporate Seal)

Signature:

Name and

Title:

(FOR INFORMATION ONLY — Name, address and telephone)

**AGENT or BROKER:****OWNER'S REPRESENTATIVE:**

(Architect, Engineer or other party:)



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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**ELECTRONIC COPYING** of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

**§ 2** If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

**§ 4** Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

**§ 5** When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

**§ 5.1** Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

**§ 5.2** Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

**§ 5.3** Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

**§ 5.4** Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

**§ 6** If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

**§ 7** If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to

the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

**§ 8** If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

**§ 9** The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

**§ 10** The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

**§ 11** Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

**§ 12** Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

**§ 13** When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### **§ 14 Definitions**

**§ 14.1 Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

**§ 14.2 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

**§ 14.3 Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

**§ 14.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 14.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

**§ 15** If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

**CONTRACTOR AS PRINCIPAL**

Company: \_\_\_\_\_  
Signature: \_\_\_\_\_

(Corporate Seal)

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_

**SURETY**

Company: \_\_\_\_\_  
Signature: \_\_\_\_\_

(Corporate Seal)

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_



## **SECTION 01100 - 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. Work by Owner.
- 4. Access to site.
- 5. Work restrictions.
- 6. Specification and drawing conventions.

- B. Related Requirements:

- 1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

#### 1.3 PROJECT INFORMATION

- A. Project Identification: Southern Hills Apartments
- B. Project Locations: Southwest Drive; Jonesboro, Arkansas
- C. Drawings: The Contract Documents, dated July 31, 2024, were prepared for the Project by Coleman Partners Architects, LLC. 3377 North Blvd, Baton Rouge, LA 70806.

#### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
  - 1. New apartment complex with the following building types and associated site work and utility infrastructure
    - a. Three, 3-story wood frame apartment buildings
    - b. Two, 2-story wood frame townhouse buildings
    - c. Separate 1-story wood framed clubhouse, and maintenance buildings
    - d. Three, 1-story wood framed garage buildings with 8 spaces each

B. Type of Contract:

1. Project will be constructed under a single prime contract.

1.5 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

1.6 ACCESS TO SITE

- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. Controlled Substances: Use of tobacco products and other controlled substances within 20 feet of the building interior is prohibited once framing/sheathing members have been erected.
- C. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

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 Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000



## 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 Requirements:
  - 1. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

#### 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 proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

#### 1.4 ACTION 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 CSI Form 13.1A.
  - 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, if applicable.
    - b. Coordination information, including a list of changes or revisions 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. 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.
  - j. Cost information, including a proposal of change, if any, in the Contract Sum.
  - k. 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.
  - l. 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 7 days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, 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 a qualified testing agency to perform compatibility tests recommended by manufacturers.

## 1.6 PROCEDURES

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

## PART 2 - PRODUCTS

### 2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 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.
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after commencement of the Work. Requests received after that time may be considered or rejected at discretion of Architect.
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 offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
    - b. Requested substitution does not require extensive revisions to the Contract Documents.
    - c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - d. Substitution request is fully documented and properly submitted.
    - e. Requested substitution will not adversely affect Contractor's construction schedule.
    - f. Requested substitution has received necessary approvals of authorities having jurisdiction.

- g. Requested substitution is compatible with other portions of the Work.
- h. Requested substitution has been coordinated with other portions of the Work.
- i. Requested substitution provides specified warranty.
- j. 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.

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 Requirements:
  - 1. Section 012500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the 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."

#### 1.4 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect or Owner 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. Refer to Contract Documents for Change Order requirements and procedures.

#### 1.5 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect or Owner may issue a Construction Change Directive. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. Refer to Contract Documents for Construction Change Directive requirements and procedures.
  - 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.

- 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.

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 1 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.

#### **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. Submittals Schedule.
  - 2. Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
- 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. Contractor's project number.
    - d. Contractor's name and address.
    - e. Date of submittal.
  - 2. 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. Change Orders (numbers) that affect value.
  - d. Dollar value.
- 1) Percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
3. 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 several line items for principal subcontract amounts, where appropriate.
4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
5. 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.
  - a. Differentiate between items stored on-site and items stored off-site. Include evidence of insurance or bonded warehousing if required.
6. 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.
7. 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.
8. Schedule Updating: Update and resubmit the Schedule of Values with each Applications for Payment. Schedule shall maintain baseline schedule, as well as, current status of the work including Change Orders or Construction Change Directives that 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 Forms: Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment. **In addition, the contractor shall attach progress photographs which document the current conditions on the job on the date of the application.**
- C. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect may return incomplete applications without action.

1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
  2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- D. Transmittal: Submit **3** signed and notarized original copies of each Application for Payment to Architect. Each 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.
- E. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from every entity who is 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, before deduction for retainage, on each item.
  2. When an application shows completion of an item, submit final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
- F. 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.
  5. Schedule of unit prices.
  6. Submittals Schedule (preliminary if not final).
  7. List of Contractor's staff assignments.
  8. List of Contractor's principal consultants.
  9. Copies of building permits.
  10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  11. Initial progress report.
  12. Report of preconstruction conference.
  13. Certificates of insurance and insurance policies.
  14. Performance and payment bonds.
  15. Data needed to acquire Owner's insurance.
- G. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an 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.

- H. 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. Evidence that claims have been settled.
  8. 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.
  9. Final, liquidated damages settlement statement.

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 coordination procedures.
  - 2. Coordination drawings.
  - 3. Requests for Information (RFIs).
  - 4. Project Web site.
  - 5. Project meetings.
- B. Related Requirements:
  - 1. Section 013200 "Construction Progress Documentation" for preparing and submitting Contractor's construction schedule.
  - 2. Section 017300 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
  - 3. Section 017700 "Closeout Procedures" for coordinating closeout of the Contract.
  - 4. Section 019113 "General Commissioning Requirements" for coordinating the Work with Owner's Commissioning Authority.

#### 1.3 DEFINITIONS

- A. RFI: Request from Owner, Construction Manager, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. 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.

- B. Key Personnel Names: Within 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 e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

## 1.5 GENERAL COORDINATION PROCEDURES

- 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. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities 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.
  - 2. Preparation of the schedule of values.
  - 3. Installation and removal of temporary facilities and controls.
  - 4. Delivery and processing of submittals.
  - 5. Progress meetings.
  - 6. Preinstallation conferences.
  - 7. Project closeout activities.
  - 8. Startup and adjustment of systems.

## 1.6 COORDINATION DRAWINGS

- A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, 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 standard printed data. Include the following information, as applicable:
  - a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
  - b. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
  - c. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
  - d. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
  - e. Indicate required installation sequences.
  - f. 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. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
  3. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
  4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
  5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
  6. Mechanical and Plumbing Work: Show the following:
    - a. Sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
    - b. Dimensions of major components, such as dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
    - c. Fire-rated enclosures around ductwork.

7. Electrical Work: Show the following:

- a. Runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger.
- b. Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
- c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
- d. Location of pull boxes and junction boxes, dimensioned from column center lines.

8. Fire-Protection System: Show the following:

- a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.

9. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.

10. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Section 01330 "Submittal Procedures."

C. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:

- 1. File Preparation Format: DWG, Versions AutoCAD 2013 or newer, operating in Microsoft Windows operating system.
- 2. Submittal Format: Submit or post coordination drawing files using format same as file preparation format and Portable Data File (PDF) format.
- 3. Architect will furnish Contractor one set of digital data files of 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 Drawings.
  - b. Digital Data Software Program: Drawings are available in AutoCAD 2013.
  - c. Contractor shall execute a data licensing agreement in the form of AIA Document C106.

1.7 REQUESTS FOR INFORMATION (RFIs)

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

- 1. Architect will return RFIs submitted to Architect 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. Date.
  3. Name of Contractor.
  4. Name of Architect.
  5. RFI number, numbered sequentially.
  6. RFI subject.
  7. Specification Section number and title and related paragraphs, as appropriate.
  8. Drawing number and detail references, as appropriate.
  9. Field dimensions and conditions, as appropriate.
  10. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  11. Contractor's signature.
  12. 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: Software-generated form with substantially the same content as indicated above, acceptable to Architect.
1. Attachments shall be electronic files in Adobe Acrobat PDF format.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven 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 Contractor-generated RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval 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.

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 Section 01250 "Contract Modification Procedures."
    - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect and Construction Manager in writing within 10 days of receipt of the RFI response.
  - E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Software log with not less than the following:
    1. Project name.
    2. Name and address of Contractor.
    3. Name and address of Architect.
    4. RFI number including RFIs that were returned without action or withdrawn.
    5. RFI description.
    6. Date the RFI was submitted.
    7. Date Architect's response was received.
  - F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect and Construction Manager within seven days if Contractor disagrees with response.
    1. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.
- 1.8 PROJECT WEB SITE
- A. Use Architect's Project Web site for purposes of hosting and managing project communication and documentation until Final Completion.
- 1.9 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, Construction Manager, and Architect, within three 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 30 days after execution of the Agreement.
  - 1. Attendees: Authorized representatives of Owner, Construction Manager, 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.
- 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, Construction Manager of scheduled meeting dates.
- D. Progress Meetings: Conduct progress meetings at weekly intervals.
  - 1. General: Contractor shall set up remote meeting access via Teams, Zoom or similar digital remote service allowing for remote participation by Design Team and Ownership representatives.
  - 2. Coordinate dates of meetings with preparation of payment requests.
  - 3. Attendees: In addition to representatives of Owner, Construction Manager, 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.
  - 4. Agenda: Review and correct or approve 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 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 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) Status of submittals.
  - 2) Status of RFIs.
  - 3) Status of proposal requests.
  - 4) Pending changes.
  - 5) Status of Change Orders.
  - 6) Pending claims and disputes.
  - 7) Documentation of information for payment requests.

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. Startup construction schedule.
  - 2. Contractor's construction schedule.
  - 3. Construction schedule updating reports.
  - 4. Daily construction reports.
  - 5. Special reports.
- B. Related Requirements:
  - 1. Section 013300 "Submittal Procedures" for submitting schedules and reports.
  - 2. Section 014000 "Quality Requirements" for submitting a schedule of tests and inspections.

#### 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 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.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Format for Submittals: Submit required submittals in the following format:
  - 1. PDF electronic file. Provide in both 11 x 17 and architectural E size formats.
  - 2. Original Primavera P6 Project Management file and associated template file(s).

- B. Startup construction schedule.
  - 1. Approval of startup construction schedule will not constitute approval of schedule of values.
- C. Startup Network Diagram: Of size required to display entire network for entire construction period. Show logic ties for activities.
- D. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period. Show logistics for activities.
- E. Critical Path Schedule
- F. 30 Day Look Ahead schedule
- G. Construction Schedule Updating Reports: Submit with Applications for Payment.
- H. Daily Construction Reports: Submit at weekly intervals.
- I. Special Reports: Submit at time of unusual event.
- J. Qualification Data: For scheduling consultant.

## 1.5 COORDINATION

- A. Coordinate Contractor's construction schedule with the schedule of values, 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 main element of the Work. Comply with the following:
1. Activity Duration: Define activities so no activity is longer than 10 days, unless specifically allowed by Owner or Architect.
  2. Procurement Activities: Include procurement process activities for the following 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. Contractor to include and coordinate all third party activities by identifying and tracking these activities.
  4. Responsibility: Assign responsibility to every activity in the Construction Schedule.
  5. Submittal Review Time: Include review and resubmittal times indicated in Section 01330 "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with submittal schedule.
  6. Startup and Testing Time: Include no fewer than 30 days for startup and testing.
  7. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's and Construction Manager's administrative procedures necessary for certification of Substantial Completion.
- 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.
  2. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Section 01100 "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  3. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Section 01100 "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  4. Work Restrictions: Show the effect of the following items on the schedule:
    - 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. Seasonal variations.
    - g. Environmental control.
  5. Work Stages: Indicate important stages of construction for each major portion of the Work..

6. 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. Temporary enclosure and space conditioning.
    - c. Permanent space enclosure.
    - d. Completion of mechanical installation.
    - e. Completion of electrical installation.
    - f. Substantial Completion.
  - D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion[, and the following interim milestones:
    1. Temporary enclosure and space conditioning.
    2. Occupancy of completed phases of the project.
  - E. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:
    1. Unresolved issues.
    2. Unanswered Requests for Information.
    3. Rejected or unreturned submittals.
    4. Notations on returned submittals.
    5. Pending modifications affecting the Work and Contract Time.
  - F. Recovery Schedule: When periodic update indicates the Work is 7 or more calendar days behind the current approved 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.
  - G. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.
    1. Use Oracle Primavera P6 Project Management Version 7.0 (or newer), for Windows operating system.
- ## 2.2 STARTUP CONSTRUCTION SCHEDULE
- A. Bar-Chart Schedule: Submit startup, horizontal, bar-chart-type construction schedule within ten 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 90 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 (GANTT CHART)

- A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal, Gantt-chart-type, Contractor's construction schedule within 30 days of the execution of the contract or 10 days prior to the date established for commencement of the Work. Base the schedule on the startup construction schedule and additional information received since the start of Project.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
  - 1. For construction activities that require two months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

## 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. Approximate count of personnel at Project site.
  - 3. Material deliveries.
  - 4. High and low temperatures and general weather conditions, including presence of rain or snow.
  - 5. Accidents.
  - 6. Meetings and significant decisions.
  - 7. Unusual events (see special reports).
  - 8. Stoppages, delays, shortages, and losses.
  - 9. Emergency procedures.
  - 10. Orders and requests of authorities having jurisdiction.
  - 11. Change Orders received and implemented.
  - 12. Construction Change Directives received and implemented.
  - 13. Services connected and disconnected.
  - 14. Equipment or system tests and startups.
  - 15. Partial completions and occupancies.
  - 16. Substantial Completions authorized.

## 2.5 SPECIAL REPORTS

- A. General: Submit monthly and special reports directly to Owner within one 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. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one 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.
- B. Distribution: Distribute copies of approved schedule to Architect, Construction Manager, 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. Section 013300 "Submittal Procedures" for submitting photographic documentation.
  - 2. Section 017700 "Closeout Procedures" for submitting photographic documentation as project record documents at Project closeout.
  - 3. Section 024119 "Selective Demolition" for photographic documentation before selective demolition operations commence.

#### 1.3 INFORMATIONAL SUBMITTALS

- A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph and video recording. Indicate elevation or story of construction. Include same information as corresponding photographic documentation.
- B. Digital Photographs: Submit a complete set of digital image electronic files as a Project Record Document within three days of taking photographs.
  - 1. Digital Camera: Minimum sensor resolution of 20 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, accompanied by key plan file.
  - 3. Identification: Provide the following information with each image description in file metadata tag:
    - a. Name of Project.
    - b. Date photograph was taken.
    - c. Unique sequential identifier keyed to accompanying key plan.

## 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 20 megapixels, and at an image resolution of not less than 3200 by 2400 pixels.
- B. Digital Video Recordings: Provide high-resolution, digital video disc in format acceptable to Architect.

## PART 3 - EXECUTION

### 3.1 CONSTRUCTION PHOTOGRAPHS

- A. 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.
- B. 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 and Construction Manager.
- C. Preconstruction Photographs: Before commencement of excavation, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by Architect and/or Construction Manager.
  - 1. Flag construction limits before taking construction photographs.
  - 2. Take photographs to show existing conditions adjacent to property before starting the Work.
  - 3. Take photographs of existing buildings either on or adjoining property to accurately record physical conditions at start of construction.
  - 4. Take additional photographs as required to record settlement or cracking of adjacent structures, pavements, and improvements.

D. Periodic Construction Photographs:

1. Weekly – Take photographs with timing each month adjusted to coincide 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.
2. Monthly – Take aerial color digital photographs (4 minimum) with timing each month adjusted to coincide 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. Submit 2 copies 8x10 glossy and electronically.

E. Architect-Directed Construction Photographs: From time to time, Architect will instruct photographer about number and frequency of photographs and general directions on vantage points. Select actual vantage points and take photographs to show the status of construction and progress since last photographs were taken.

F. Final Completion Construction Photographs: Take color photographs after date of Substantial Completion for submission as project record documents. Architect will inform photographer of desired vantage points.

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.

#### 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 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 Specification Sections as "informational submittals."

#### 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 revisions to submittals noted by 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. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
    - a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.

## 1.5 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals.
  - 1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop 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. Digital Drawing Software Program: The Contract Drawings are available in AutoCAD 2013.
    - c. Contractor shall execute a data licensing agreement in the form of AIA Document C106, Digital Data Licensing Agreement.
    - d. Contractor shall request and sign Architect's Digital File Indemnity form prior to receipt of files.
- 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 approved submittal schedule.
  - 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
  - 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 15 working 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 15 working days for review of each resubmittal.
- D. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:
  - 1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form 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., LNHS-061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., LNHS-061000.01.A).
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
4. Transmittal Form for Electronic Submittals: Use electronic form acceptable to Owner, containing the following information:
  - a. Project name.
  - b. Date.
  - c. Name and address of Architect.
  - d. Name of Contractor.
  - e. Category and type of submittal.
  - f. Submittal purpose and description.
  - g. Indication of full or partial submittal.
  - h. Transmittal number, numbered consecutively.
  - i. Other necessary identification.
- E. Options: Identify options requiring selection by Architect.
- F. Deviations and Additional Information: 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.
- G. 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 approval notation from Architect's action stamp.
- H. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- I. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

## 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. Post electronic submittals as PDF electronic files directly to Architect's FTP site specifically established for Project. (Files Larger than 10 MB)
    - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
  - 2. Submit electronic submittals via email as PDF electronic files. (Files under 10 MB)
    - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
  - 3. Action Submittals: Submit digital PDF files of each submittal unless otherwise indicated. Architect will return annotated file.
  - 4. Informational Submittals: digital PDF files of each submittal unless otherwise indicated. Architect will return annotated file.
  - 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.
- 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.
- 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 on 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.
- 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.
    - e. Specification paragraph number and generic name of each item.
  3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
  4. Disposition: Maintain sets of approved 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 not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
- 5. 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 one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
- 6. 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 two sets of Samples. Architect will retain one Sample set; remainder will be returned.
    - 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 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 indicated in the Contract Documents or assigned by Contractor if none is indicated.
  - 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.
- F. Coordination Drawing Submittals: Comply with requirements specified in Section 01310 "Project Management and Coordination."
- G. Contractor's Construction Schedule: Comply with requirements specified in Section 013200 "Construction Progress Documentation."
- H. Application for Payment and Schedule of Values: Comply with requirements specified in Section 012900 "Payment Procedures."

- I. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Section 014000 "Quality Requirements."
- J. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 017700 "Closeout Procedures."
- K. Maintenance Data: Comply with requirements specified in Section 017823 "Operation and Maintenance Data."
- L. 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.
- M. 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 AWS forms. Include names of firms and personnel certified.
- N. 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.
- O. 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.
- P. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- Q. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- R. 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.
- S. Product Test Reports: Submit written reports indicating that 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.
- T. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code 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.

- 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 written 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. 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 additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file and two paper copies of certificate, 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.
  - 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: See requirements in Section 017700 "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. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may be returned by the Architect without action.

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 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This 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-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. Specified tests, inspections, and related actions do not limit Contractor's quality-control procedures that facilitate compliance with the Contract Document requirements.
  - 3. Requirements for Contractor to provide quality-control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

#### 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 ensure that proposed construction complies with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that completed construction complies with requirements. Services do not include contract enforcement activities performed by Architect.
- C. Mockups: Full-size, physical example assemblies to illustrate finishes and materials. Mockups are used to verify selections made under Sample submittals, to demonstrate aesthetic effects and, where indicated, qualities of materials and execution, and to review construction, coordination, testing, or operation; they are not Samples. Mockups establish the standard by which the Work will be judged.
- D. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.

#### 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 Owner for a decision before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality levels 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 the Owner for a decision before proceeding.

#### 1.5 DELEGATED DESIGN

- 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 additional information to Architect.

#### 1.6 SUBMITTALS

- A. Qualification Data: 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.
- B. Reports: Prepare and submit certified written reports that 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. Ambient conditions at time of sample taking and testing and inspecting.
  - 11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
  - 12. Name and signature of laboratory inspector.
  - 13. Recommendations on retesting and reinspecting.
- C. Permits, Licenses, and Certificates: For Owner's records, submit copies 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.

## 1.7 QUALITY ASSURANCE

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- 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 product that are similar to those indicated for this Project in material, design, and extent.
- F. Testing Agency Qualifications: An agency with the experience and capability to conduct testing and inspecting indicated, as documented by ASTM E 548, and that specializes in types of tests and inspections to be performed.
- G. Preconstruction Testing: Testing agency shall perform preconstruction testing for compliance with specified requirements for performance and test methods.
  - 1. Contractor responsibilities include the following:
    - a. Provide test specimens and assemblies representative of proposed materials and construction. Provide sizes and configurations of assemblies to adequately demonstrate capability of product to comply with performance requirements.
    - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
    - c. Fabricate and install test assemblies using installers who will perform the same tasks for Project.
    - d. When testing is complete, remove assemblies; do not reuse materials 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.

- H. 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 directed by Architect.
  2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
  3. Demonstrate the proposed range of aesthetic effects and workmanship.
  4. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
  5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
  6. Demolish and remove mockups when directed, unless otherwise indicated.

## 1.8 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 the 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.
- B. Contractor Responsibilities: **Unless otherwise indicated, the contractor shall be responsible for providing all testing** and shall provide quality-control services specified and required by authorities having jurisdiction.
1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency, **who is specifically listed on the owner's list of approved agencies**, to perform these quality-control services.
    - a. Contractor shall not employ the same entity engaged by Owner, unless agreed to in writing by Owner.
  2. Notify testing agencies at least 48 hours in advance of time when Work that requires testing or inspecting will be performed.
  3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
  4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
  5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Special Tests and Inspections: Owner will engage a testing agency to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner.

1. Testing agency will notify Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
  2. Testing agency will submit a certified written report of each test, inspection, and similar quality-control service to Architect with copy to Contractor and to authorities having jurisdiction.
  3. Testing agency will submit a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
  4. Testing agency will interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
  5. Testing agency will retest and reinspect corrected work.
- D. 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.
- 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 revised or replaced Work that failed to comply with requirements established by 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. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  3. Submit a certified written report, in duplicate, of each test, inspection and similar quality-control service through Contractor.
  4. Do not release, revoke, alter, or increase requirements of the Contract Documents or approve or accept any portion of the Work.
  5. 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 quality-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.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 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 Sections of these Specifications. Restore patched areas and extend restoration into adjoining areas in a manner that eliminates evidence of patching.
  2. Comply with the Contract Document requirements for Division 1 Section "Cutting and Patching."
- 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 1 Specification Sections, apply to this Section.

#### 1.2 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": The term "approved," when used in conjunction with Architect's action on Contractor's submittals, applications, and requests, is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": Terms such as "directed," "requested," "authorized," "selected," "approved," "required," and "permitted" mean directed by Architect, requested by Architect, and similar phrases.
- D. "Indicated": The term "indicated" refers to graphic representations, notes, or schedules on Drawings; or to other paragraphs or schedules in Specifications and similar requirements in the Contract Documents. Terms such as "shown," "noted," "scheduled," and "specified" are used to help the user locate the reference.
- E. "Regulations": The term "regulations" includes laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, as well as rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": The term "furnish" means to supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": The term "install" describes operations at Project site including unloading, temporary storage, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- H. "Provide": The term "provide" means to furnish and install, complete and ready for the intended use.
- I. "Installer": An installer is Contractor or another entity engaged by Contractor, as an employee, subcontractor, or contractor of lower tier, to perform a particular construction operation, including installation, erection, application, and similar operations.
- J. The term "experienced," when used with the term "installer," means having successfully completed projects similar in size and scope to this Project; being familiar with the special requirements indicated; and having complied with requirements of authorities having jurisdiction. Specific requirements are indicated in each specification section.

1. Using a term such as "carpentry" does not 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 tradespeople of the corresponding generic name.
- K. "Project site" is the space available for performing construction activities, either exclusively or in conjunction with others performing other work as part of Project. The extent of Project site is shown on the Drawings and may or may not be identical with the description of the land on which Project is to be built.

### 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 the date of the Contract Documents, unless otherwise indicated.
- C. Conflicting Requirements: Where 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 uncertainties and requirements that are different, but apparently equal, to Architect for a decision 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 Architect for a decision before proceeding.
- D. Copies of Standards: Each entity engaged in construction on Project must 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 the publication source and make them available on request.
- E. Abbreviations and Names: Abbreviations and acronyms are frequently used in the Specifications and other Contract Documents to represent the name of a trade association, standards-developing organization, authorities having jurisdiction, or other entity in the context of referencing a standard or publication. Where abbreviations and acronyms are used in the Specifications or other Contract Documents, they mean the recognized name of these entities. Refer to Gale Research's "Encyclopedia of Associations" or Columbia Books' "National Trade & Professional Associations of the U.S.," which are available in most libraries.

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 Requirements:
  - 1. Section 011000 "Summary" for limitations on work restrictions and utility interruptions.
  - 2. Section 312319 "Dewatering" for disposal of ground water at Project site.

#### 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, Architect, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer-service use charges for sewer usage by all entities for construction operations.
- C. Water Service: Pay water-service use charges for water used by all entities for construction operations.
- D. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- B. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.

- C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.
  - 1. Describe delivery, handling, and storage provisions for materials subject to water absorption or water damage.
  - 2. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.
  - 3. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
- D. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- 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. Include the following:
  - 1. Locations of dust-control partitions at each phase of work.
  - 2. HVAC system isolation schematic drawing.
  - 3. Location of proposed air-filtration system discharge.
  - 4. Waste handling procedures.
  - 5. Other dust-control measures.

## 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.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. 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 rails. The chain link fabric shall be provided with green privacy slats to match existing "future Phase 6" site perimeter fencing.
- B. 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. The chain link fabric will be covered with a dust control/privacy screen/ fabric with wind holes. Color to be green.

- C. Wood Enclosure Fence: Plywood, 8 feet (2.4 m) high, framed with four 2-by-4-inch (50-by-100-mm) rails, with preservative-treated wood posts spaced not more than 8 feet (2.4 m) apart.
- D. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil (0.25-mm) minimum thickness, with flame-spread rating of 15 or less per ASTM E 84 and passing NFPA 701 Test Method 2.
- E. Dust-Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches (914 by 1624 mm).
- F. 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.

## 2.2 TEMPORARY FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.
- B. Contractor's Field Offices, General: Of sufficient size to accommodate needs of Owner, Architect, and construction personnel office activities and to accommodate Project meetings specified in other Division 01 Sections. Keep office clean and orderly. Furnish and equip offices as follows:
  - 1. Furniture required for Project-site documents including file cabinets, plan tables, plan racks, and bookcases.
  - 2. Conference room of sufficient size to accommodate meetings of 16 – 20 individuals. Provide electrical power service and 120-V ac duplex receptacles, with no fewer than one receptacle on each wall. Furnish room with conference table, chairs, and 4-foot- (1.2-m-) square tack and marker boards.
  - 3. Drinking water and private toilet.
  - 4. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F (20 to 22 deg C).
  - 5. Lighting fixtures capable of maintaining average illumination of 20 fc (215 lx) at desk height.
- C. Owner/Construction Manager Field Offices: Of sufficient size to accommodate needs of Owner/Construction Manager and construction management office activities. Furnish and equip offices as follows:
  - 1. 3 Individual offices and one reception station
  - 2. Conference room of sufficient size to accommodate meetings of 6 – 8 individuals. Provide electrical power service and 120-V ac duplex receptacles, with no fewer than one receptacle on each wall. Furnish room with conference table, chairs, and 4-foot- (1.2-m-) square tack and marker boards.
  - 3. Furniture required for Project-site documents including file cabinets, plan tables, plan racks, and bookcases.
  - 4. Drinking water and private toilet.
  - 5. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F (20 to 22 deg C).

6. Lighting fixtures capable of maintaining average illumination of 20 fc (215 lx) at desk height.
- D. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  1. Store combustible materials apart from building.
- E. Vehicle Wash Station: Of sufficient size to accommodate the largest vehicle that will access the site. Wash station shall be equipped as follows:
  1. Provide hoses and sufficient water supply on both sides of the site for washing dirt and debris from vehicles leaving the site and for dust control.
  2. Located so that adequate drainage/slope paving does not allow water, dirt and debris washed from vehicles does not drain into public streets.

## 2.3 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- 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 qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
  3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 01770 "Closeout Procedures".

## 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.
  1. Locate facilities to limit site disturbance as specified in Section 011000 "Summary."
- B. Provide each facility ready for use when needed to avoid delay. 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: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
  - 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- E. Heating: Provide temporary heating 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.
- F. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
  - 1. Prior to commencing work, isolate the HVAC system in area where work is to be performed according to coordination drawings.
    - a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
    - b. Maintain negative air pressure within work area using HEPA-equipped air-filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.
  - 2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.
  - 3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.
- G. 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.

- H. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
  - 1. Install electric power service overhead or underground unless otherwise indicated.
- 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.
- J. Telephone Service: Provide temporary telephone service in common-use facilities for use by all construction personnel. Install one telephone line(s) for each field office.
  - 1. 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. Engineers' offices.
    - f. Owner's office.
    - g. Principal subcontractors' field and home offices.
  - 2. Provide superintendent with cellular telephone or portable two-way radio for use when away from field office.

### 3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
  - 1. 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.
  - 2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will 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 as indicated on Drawings.
  - 1. Provide dust-control treatment that is nonpolluting and nontracking. Reapply treatment as required to minimize dust.
- C. Traffic Controls: 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 FDC and fire hydrants as required by Fire Marshal of City of Marco Island.
- D. Parking: Construction personnel will be allowed to park on the construction site, provided that there is adequate space available within fenced construction site. If space is not available for on-site parking the Contractor shall provide off-site parking in accordance with City of Marco Island requirements with no added expense to the Owner.
- E. 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 or endanger permanent Work or temporary facilities.
- F. Project Signs: At minimum Provide Project signs as follows. Unauthorized signs are not permitted.
  1. Identification Signs: Provide Project identification signage.
    - a. Minimum 8 foot x 8 foot project identification sign shall include colored rendering on the sign along with the names of ownership dignitaries, Architect, Engineers, Contractor, etc...Final layout and location of sign shall be coordinated with the Architect and approved by Owner prior to sign fabrication.
    - b. Logos and renderings required will be provided by design team prior to fabrication
  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.
- G. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 01700 "Execution Requirements."
- H. 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.
- I. Temporary Elevator Use of New Elevators: See Section 142400 "Hydraulic Elevators," for temporary use of new elevators.
- J. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.

- K. 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. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
  - 1. Comply with work restrictions specified in Section 01100 "Summary."
- C. Temporary Erosion and Sedimentation Control: Comply with requirements specified in Div 31 Section, "Erosion and Sedimentation."
- D. 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.
- E. 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.
- F. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using environmentally safe materials.
- G. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
  - 1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations and at specific locations as indicated on Drawings.
  - 2. Type of Fencing:
    - a. General Site Fencing: Chain Link with Dust screen materials.
  - 3. Maintain security by limiting number of keys and restricting distribution to authorized personnel.
  - 4. Furnish one set of keys to Owner/Construction Manager.
- H. 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.

- I. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- J. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- K. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
  - 1. Construct covered walkways using scaffold or shoring framing.
  - 2. Provide overhead decking, protective enclosure walls, handrails, barricades, warning signs, exit signs, lights, safe and well-drained walkways, and similar provisions for protection and safe passage.
  - 3. Paint and maintain appearance of walkway for duration of the Work.
- L. 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 incomplete, insulate temporary enclosures.
- M. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and guests from fumes and noise.
  - 1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.
  - 2. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
  - 3. Insulate partitions to control noise transmission to occupied areas.
  - 4. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
  - 5. Protect air-handling equipment.
  - 6. Provide walk-off mats at each entrance through temporary partition.
- N. 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; manage fire-prevention program.
  - 1. Prohibit smoking in construction areas.
  - 2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
  - 3. 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.

4. 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.

### 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 48 hours are considered defective.
    - b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify

materials containing moisture levels higher than allowed. Report findings in writing to Architect.

- c. Remove materials that cannot be completely restored to their manufactured moisture level within 48 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.
- 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 Section 017700 "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 Requirements:
  - 1. Section 012500 "Substitution Procedures" for requests for substitutions.
  - 2. Section 014200 "References" for applicable industry standards for products specified.

#### 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 approved 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.

#### 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 will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.
    - a. Form of Approval: As specified in Section 01330 "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 Section 013300 "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.

#### 1.6 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.
  - 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.
- B. Storage:
  - 1. Store materials in a manner that will not endanger Project structure.
  - 2. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.

3. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
4. Protect stored products from damage and liquids from freezing.
5. 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.
- 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. See other Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Section 017700 "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. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
  6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval 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: 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 be considered.
  4. Manufacturers: 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 be considered.
  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 Architect's sample", provide a product that complies with requirements and matches Architect's 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 Section 012500 "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.

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 Requirements:
  - 1. Section 011000 "Summary" for limits on use of Project site.
  - 2. Section 013300 "Submittal Procedures" for submitting surveys.
  - 3. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.
  - 4. Section 078443 "Joint Firestopping" for patching penetrations in fire-rated construction.

#### 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. Final Property Survey: Submit 10 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 Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection
  - 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 that results in increased maintenance or decreased operational life or safety.
  - 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.[]
  - 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. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

## 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.
- 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. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
  2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
  3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
  1. Description of the Work.
  2. List of detrimental conditions, including substrates.
  3. List of unacceptable installation tolerances.
  4. Recommended corrections.
- D. 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 Owner 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 Contractor, submit a request for information to Architect according to requirements in Section 01310 "Project Management and Coordination."
- E. Surface and Substrate Preparation: Comply with manufacturer's written recommendations for preparation of substrates to receive subsequent work.

### 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 and Construction Manager 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 limits on use of Project site.
  - 3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
  - 4. Inform installers of lines and levels to which they must comply.
  - 5. Check the location, level and plumb, of every major element as the Work progresses.
  - 6. Notify Architect and Construction Manager when deviations from required lines and levels exceed allowable tolerances.
  - 7. 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 and Construction Manager.

### 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 approval of Architect or Construction Manager. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect and Construction Manager 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 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. 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.

- 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. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- F. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. 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 directed by 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.
- I. 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.
- J. 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. 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.
- C. Temporary Support: Provide temporary support of work to be cut.
- D. 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.
- E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 01100 "Summary."
- F. 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 minimize interruption to occupied areas.
- G. 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.
  - 4. Excavating and Backfilling: Comply with requirements in applicable 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.
- H. 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 and ensures thermal and moisture integrity of building enclosure.
- I. 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 OWNER-INSTALLED PRODUCTS

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
  1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
  2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

### 3.8 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. Use containers intended for holding waste materials of type to be stored.

- 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.
- 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.

### 3.9 STARTING AND ADJUSTING

- A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Manufacturer's Field Service: Comply with qualification requirements in Section 01400 "Quality Requirements."

3.10 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.

END OF SECTION 017300



## 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.
  - 5. Repair of the Work.
- B. Related Requirements:
  - 1. Section 013233 "Photographic Documentation" for submitting final completion construction photographic documentation.
  - 2. Section 017000 "Execution Requirements" for progress cleaning of Project site.
  - 3. Section 017839 "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
  - 4. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

#### 1.3 ACTION SUBMITTALS

- A. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- B. Certified List of Incomplete Items: Final submittal at Final Completion.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.

## 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

## 1.6 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
  - 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  - 2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
  - 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number where applicable.
    - a. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Construction Manager's signature for receipt of submittals.
  - 5. Submit test/adjust/balance records.
  - 6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
  - 1. Advise Owner of pending insurance changeover requirements.
  - 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
  - 3. Complete startup and testing of systems and equipment.
  - 4. Perform preventive maintenance on equipment used prior to Substantial Completion.

5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 01820 "Demonstration and Training."
  6. Advise Owner of changeover in heat and other utilities.
  7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
  8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  9. Complete final cleaning requirements, including touchup painting.
  10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect and Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection 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. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
  2. Results of completed inspection will form the basis of requirements for final completion.

#### 1.7 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, Contractor shall comply with the General Conditions of the Contract and complete the following:
1. Submit a final Application for Payment according to Section 01290 "Payment Procedures."
  2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
  3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
  4. Submit pest-control final inspection report.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect and Construction Manager will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

## 1.8 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. Submit list of incomplete items in the following format:
    - a. Three paper copies. Architect will return two copies.

## 1.9 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: 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, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed 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 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.
- 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 inspection for certification of Substantial Completion for entire Project or for a designated 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. 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.
    - f. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
    - g. Sweep concrete floors broom clean in unoccupied spaces.
    - h. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
    - i. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.
    - j. Remove labels that are not permanent.
    - k. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
    - l. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
    - m. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
    - n. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.

- o. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
- p. Leave Project clean and ready for occupancy.

### 3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
  - 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
  - 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
    - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
  - 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
  - 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

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 maintenance manuals.
  - 5. Systems and equipment maintenance manuals.
- B. Related Requirements:
  - 1. Section 013300 "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.
  - 2. Section 019113 "General Commissioning Requirements" for verification and compilation of data into operation and maintenance manuals.

#### 1.3 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. Architect will comment on whether content of operations and maintenance submittals are acceptable.
  - 2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.
- B. Format: Submit operations and maintenance manuals in the following format:
  - 1. PDF electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Architect.
    - a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
    - b. Enable inserted reviewer comments on draft submittals.

2. Two paper copies. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Architect will return copies.
- C. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training. Architect will return copy with comments.
  1. Correct or revise each manual to comply with Architect's comments. Submit copies of each corrected manual within 15 days of receipt of Architect's comments and prior to commencing demonstration and training.

## PART 2 - PRODUCTS

### 2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Directory: Prepare a single, comprehensive directory of emergency, operation, and maintenance data and materials, listing items and their location to facilitate ready access to desired information. Include a section in the directory for each of the following:
  1. List of documents.
  2. List of systems.
  3. List of equipment.
  4. Table of contents.
- 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. 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 Construction Manager.
  7. Name and contact information for Architect.
  8. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
  9. 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, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
  2. File Names and Bookmarks: Enable bookmarking of individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.
- F. 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, subject matter of contents, and indicate Specification Section number on bottom of spine. 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 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.

## 2.4 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 has 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.

## 2.5 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.
  - 1. Include procedures to follow and required notifications for warranty claims.

## 2.6 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.
  - 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 Section 01781 "Project Record Documents."
- G. Comply with Section 017700 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

END OF SECTION 01782

## 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.
- B. Related Requirements:
  - 1. Section 017300 "Execution" for final property survey.
  - 2. Section 017700 "Closeout Procedures" for general closeout procedures.
  - 3. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

#### 1.3 CLOSEOUT SUBMITTALS

- A. Record Drawings: Submit PDF electronic files of scanned record prints and two set(s) of prints.
- B. Record Specifications: Submit two paper copies of Project's Specifications, including addenda and contract modifications.

### 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, incorporating new and revised drawings as modifications are issued.
  - 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.
  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 orders.
    - 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. Use 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, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. 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.
  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 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. Note related Change Orders, record Product Data, and record Drawings where applicable.
- B. Format: Submit record Specifications as scanned PDF electronic file(s) of marked-up paper copy of Specifications.

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 revisions to project record documents as they occur; do not wait until 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 Construction Manager's reference during normal working hours.

END OF SECTION 017839



## SECTION 01790 – SPARE PARTS AND MATERIALS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes:
  - 1. Spare Parts and Materials
- B. Related Sections
  - 1. Refer to individual sections for items listed herein, as well as other requirements

### PART 2 - PRODUCTS

#### 2.1 EXTRA MATERIALS – GENERAL

- A. At the time of building acceptance, deliver to the Owner the following extra materials. Deliver in original, unopened cartons or containers (except paint) with each item properly identified.

#### 2.2 SEALANT (079000)

- A. Furnish extra sealant materials from same production run as the materials applied in the quantities described below. Package materials in unopened, factory-sealed containers with labels describing contents.
  - 1. Quantity: Furnish one case (16 tubes minimum) of each type and color of exterior sealant applied.

#### 2.3 TILE (093000)

- A. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with labels describing contents.
  - 1. Tile and Trim Units: Furnish quantity of full-size units equal to one case for each type, composition, color, pattern, and size indicated.

#### 2.4 RESILIENT FLOORING (096600)

- A. Furnish extra materials matching products installed as described below, packaged with protective covering for storage and identified with labels clearly describing contents.
  - 1. Furnish not less than one box of each class, wearing surface, color, pattern, and size of resilient floor tile installed.

## 2.5 CARPET (096800)

- B. Furnish extra materials described below before installation begins that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Carpet: Before installation begins, furnish quantity of full width for each type of material equal to 5 per cent of amount installed.
  - 2. The Owner shall be permitted to view all carpet scraps and retain any that is chosen for future repairs before they are removed from the jobsite.

## 2.6 PAINT (099000)

- A. Furnish extra paint materials from the same production run as the materials applied in the quantities described below. Package paint materials in unopened, factory-sealed containers for storage.
  - 1. Quantity: Furnish the Owner with five, one-gallon containers, unopened, of each material and color applied in addition to any leftover amounts.
  - 2. All cans shall be labeled with Finish Index number and location it is used.
  - 3. Provide custom color formulas and manufacturer/supplier contact names and telephone numbers.

## 2.7 ADDRESSIBLE FIRE ALARM AND DETECTION SYSTEMS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents:
  - 1. Lamps for remote indicating lamp units: Two units.
  - 2. Lamps for strobe units: Two units
  - 3. Smoke detectors, fire detectors, and carbon monoxide detectors: Two units of each type.
  - 4. Detector bases: Two units of each type each material and color applied in addition to any leftover amounts.

## 2.8 FIRE SUPPRESSION SYSTEM

- A. Operating key handles: Furnish one extra for each key-operated hose bibb and hydrant installed.
- B. Sprinkler Cabinets
  - 1. Finished, wall-mounting steel cabinet and hinged cover, with space for a minimum of six spare sprinklers plus sprinkler wrench.
  - 2. Include the number of sprinklers required by NFPA 13 and wrench for sprinklers.
  - 3. Include separate cabinet with sprinklers and wrench for each type of sprinkler on project.

## 2.9 PLUMBING FIXTURES

- A. Shower Heads: Two units of each type.
- B. Faucet Sets: Three complete sets for Guest Room units.
- C. Toilet Seats: Furnish quantity of identical units not less than 2 of each type installed.

2.10 POWER FANS

- A. Furnish one set of belts for each belt-driven fan that match products installed, are packaged with protective covering for storage, and are identified with labels clearly describing contents.

2.11 AIR CONDITIONING

- A. Filters: One set of filters for each unit for PTAC, VTAC, split A/C and Packaged HVAC units.
- B. Fan Belts: Ten belts for Packaged HVAC units.

2.12 HVAC SYSTEMS

- A. Furnish one spare thermostat for each type/size installed.

2.13 IINTERIOR & EXTERIOR LIGHTING

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified describing contents:
  - 1. Lamps: Five of each rating installed of the following types (Refer the Light Fixture Schedule located in the Appendix):
    - a. Incandescent
    - b. Fluorescent
    - c. Compact Fluorescent
    - d. Metal Halid

PART 3 – EXECUTION – – Not Used

END OF SECTION 017900



## **SECTION 035410 - GYPSUM UNDERLAYMENT**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes gypsum-cement-based, self-leveling underlayment for application below interior floor coverings.
- B. Related Sections:
  - 1. Division 9 Sections for patching and leveling compounds applied with floor coverings.

#### 1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Include plans indicating substrates, locations, and average depths of underlayment based on survey of substrate conditions.
- C. Qualification Data: For qualified Installer.
- D. Product Certificates: Signed by manufacturers of underlayment and floor-covering systems certifying that products are compatible.
- E. Minutes of preinstallation conference.

#### 1.4 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 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.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials to comply with manufacturer's written instructions to prevent deterioration from moisture or other detrimental effects.

#### 1.6 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).

#### 1.7 COORDINATION

- A. Coordinate application of underlayment with requirements of floor-covering products and adhesives, specified in Division 9 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 in minimum uniform thickness of 1/8 inch (3 mm) and that can be feathered at edges to match adjacent floor elevations.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Maxxon Corporation; Gyp-Crete.
    - b. Or equal Levelrock product by USG Corporation;
    - c. Or equal product by Ardex.
  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.



- B. 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.
- C. Water: Potable and at a temperature of not more than 70 deg F (21 deg C).
- D. Reinforcement: For underlayment applied to wood substrates, provide galvanized metal lath or other corrosion-resistant reinforcement recommended in writing by underlayment manufacturer.
- E. Primer: Product of underlayment manufacturer recommended in writing for substrate, conditions, and application indicated.

## 2.2 ACCESSORIES

- A. Sound Mat:
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Maxxon Corporation; Acoustimat 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. Concrete Substrates: Mechanically remove, according to manufacturer's written instructions, laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants that might impair underlayment bond.
  - 1. Moisture Testing: Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with installation only after substrates do not exceed a maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. (1.36 kg of water/100 sq. m) in 24 hours.

- C. 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.
- D. Adhesion Tests: After substrate preparation, test substrate for adhesion with underlayment according to manufacturer's written instructions.
- E. Sound Control Mat: Install sound control materials 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. Apply a final layer without aggregate to product surface.
  - 2. 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 035410

## **SECTION 042200 – CONCRETE UNIT MASONRY**

### 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. Concrete masonry units.
2. Mortar and grout.
3. Steel reinforcing bars.
4. Masonry joint reinforcement.
5. Ties and anchors.
6. Embedded flashing.
7. Miscellaneous masonry accessories.
8. Masonry-cell insulation.

B. Related Sections:

1. Section 03300 "Cast-in-Place Concrete" for installing dovetail slots for masonry anchors.

#### 1.3 DEFINITIONS

- A. CMU(s): Concrete masonry unit(s).
- B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. Provide structural unit masonry that develops indicated net-area compressive strengths at 28 days.
  1. Determine net-area compressive strength of masonry from average net-area compressive strengths of masonry units and mortar types (unit-strength method) according to Tables 1 and 2 in ACI 530.1/ASCE 6/TMS 602.
  2. Determine net-area compressive strength of masonry by testing masonry prisms according to ASTM C 1314.

#### 1.5 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Owner will engage a qualified independent testing agency to perform preconstruction testing indicated below. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.

1. Concrete Masonry Unit Test: For each type of unit required, according to ASTM C 140 for compressive strength.
2. Mortar Test (Property Specification): For each mix required, according to ASTM C 109/C 109M for compressive strength.
3. Mortar Test (Property Specification): For each mix required, according to ASTM C 780 for compressive strength.
4. Grout Test (Compressive Strength): For each mix required, according to ASTM C 1019.
5. Prism Test: For each type of construction required, according to ASTM C 1314.

## 1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For the following:
  1. Masonry Units: Show sizes, profiles, coursing, and locations of special shapes.
  2. Reinforcing Steel: Detail bending and placement of unit masonry reinforcing bars. Comply with ACI 315, "Details and Detailing of Concrete Reinforcement." Show elevations of reinforced walls.
  3. Fabricated Flashing: Detail corner units, end-dam units, and other special applications.

## 1.7 INFORMATIONAL SUBMITTALS

- A. List of Materials Used in Constructing Mockups: List generic product names together with manufacturers, manufacturers' product names, model numbers, lot numbers, batch numbers, source of supply, and other information as required to identify materials used. Include mix proportions for mortar and grout and source of aggregates.
  1. Submittal is for information only. Neither receipt of list nor approval of mockup constitutes approval of deviations from the Contract Documents unless such deviations are specifically brought to the attention of Architect and approved in writing.
- B. Qualification Data: For testing agency.
- C. Material Certificates: For each type and size of the following:
  1. Masonry units.
    - a. Include material test reports substantiating compliance with requirements.
    - b. For masonry units used in structural masonry, include data and calculations establishing average net-area compressive strength of units.
  2. Cementitious materials. Include brand, type, and name of manufacturer.
  3. Preblended, dry mortar mixes. Include description of type and proportions of ingredients.
  4. Grout mixes. Include description of type and proportions of ingredients.

5. Reinforcing bars.
  6. Joint reinforcement.
  7. Anchors, ties, and metal accessories.
- D. 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 for air content.
  2. Include test reports, according to ASTM C 1019, for grout mixes required to comply with compressive strength requirement.
- E. Statement of Compressive Strength of Masonry: For each combination of masonry unit type and mortar type, provide statement of average net-area compressive strength of masonry units, mortar type, and resulting net-area compressive strength of masonry determined according to Tables 1 and 2 in ACI 530.1/ASCE 6/TMS 602.
- F. Cold-Weather and Hot-Weather Procedures: Detailed description of methods, materials, and equipment to be used to comply with requirements.

## 1.8 QUALITY ASSURANCE

- A. Testing Agency Qualifications: Qualified according to ASTM C 1093 for testing indicated.
- B. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.
- C. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from single manufacturer for each cementitious component and from single source or producer for each aggregate.
- D. Masonry Standard: Comply with ACI 530.1/ASCE 6/TMS 602 unless modified by requirements in the Contract Documents.
- E. 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. Build sample panels for typical exterior and interior walls in sizes approximately 48 inches.
  2. Where masonry is to match existing, erect panels adjacent and parallel to existing surface.
  3. Protect approved sample panels from the elements with weather-resistant membrane.
  4. Approval of sample panels is for color, texture, and blending of masonry units; relationship of mortar and sealant colors to masonry unit colors; tooling of joints; aesthetic qualities of workmanship; and other material and construction qualities specifically approved by Architect in writing.

- a. Approval of sample panels does not constitute approval of deviations from the Contract Documents contained in sample panels unless such deviations are specifically approved by Architect in writing.
- F. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Build mockup of typical wall area as shown on Drawings.
  - 2. Build mockups for typical exterior and interior walls in sizes approximately 48 inches, including face and backup wythes and accessories.
    - a. Include a sealant-filled joint at least 16 inches long in mockup.
    - b. Include lower corner of window opening at upper corner of exterior wall mockup. Make opening approximately 12 inches wide by 16 inches high.
    - c. Include through-wall flashing installed for a 24-inch length in corner of exterior wall mockup approximately 16 inches down from top of mockup, with a 12-inch length of flashing left exposed to view (omit masonry above half of flashing).
  - 3. Protect accepted mockups from the elements with weather-resistant membrane.
  - 4. Approval of mockups is for color, texture, and blending of masonry units; relationship of mortar and sealant colors to masonry unit colors; tooling of joints; and aesthetic qualities of workmanship.
    - a. Approval of mockups is also for other material and construction qualities specifically approved by Architect in writing.
    - b. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless such deviations are specifically approved by Architect in writing.
  - 5. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- G. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Section 013100 "Project Management and Coordination."

#### 1.9 DELIVERY, STORAGE, AND HANDLING

- A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- D. Deliver preblended, dry mortar mix in moisture-resistant containers designed for use with dispensing silos. Store preblended, dry mortar mix in delivery containers on elevated platforms, under cover, and in a dry location or in covered weatherproof dispensing silos.

- E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

## 1.10 PROJECT CONDITIONS

- A. Protection of Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.
  - 1. Extend cover a minimum of 24 inches down both sides of walls and hold cover securely in place.
- B. Do not apply uniform floor or roof loads for at least 12 hours and concentrated loads for at least three days after building masonry walls or columns.
- C. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry to be left exposed or painted. Immediately remove grout, mortar, and soil that come in contact with such masonry.
  - 1. Protect base of walls from rain-splashed mud and from mortar splatter by spreading coverings on ground and over wall surface.
  - 2. Protect sills, ledges, and projections from mortar droppings.
  - 3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
  - 4. Turn scaffold boards near the wall on edge at the end of each day to prevent rain from splashing mortar and dirt onto completed masonry.
- D. 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 ACI 530.1/ASCE 6/TMS 602.
  - 1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F (4 deg C) and higher and will remain so until masonry has dried, but not less than 7 days after completing cleaning.
- E. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in ACI 530.1/ASCE 6/TMS 602.

## PART 2 - PRODUCTS

### 2.1 MASONRY UNITS, GENERAL

- A. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated in the standard. Do not use units where such defects will be exposed in the completed Work.
- B. Fire-Resistance Ratings: Where indicated, provide units that comply with requirements for fire-resistance ratings indicated as determined by testing according to ASTM E 119,

by equivalent masonry thickness, or by other means, as acceptable to authorities having jurisdiction.

## 2.2 CONCRETE MASONRY UNITS

- A. Regional Materials: CMUs shall be manufactured within 500 miles of Project site from aggregates and cement that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles of Project site.
- B. 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.
  - 2. Provide square-edged units for outside corners unless otherwise indicated.
- C. Integral Water Repellent: Provide units made with integral water repellent where indicated.
  - 1. Integral Water Repellent: Liquid polymeric, integral water-repellent admixture that does not reduce flexural bond strength. Units made with integral water repellent, when tested according to ASTM E 514 as a wall assembly made with mortar containing integral water-repellent manufacturer's mortar additive, with test period extended to 24 hours, shall show no visible water or leaks on the back of test specimen.
    - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) ACM Chemistries, Inc.; RainBloc.
      - 2) BASF Aktiengesellschaft; Rheopel Plus.
      - 3) Grace Construction Products, W. R. Grace & Co. - Conn.; Dry-Block.
- D. CMUs: ASTM C 90.
  - 1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of as indicated on the drawings.
  - 2. Density Classification: As indicated on the drawings.
  - 3. Size (Width): Manufactured to dimensions 3/8 inch less than nominal dimensions.
  - 4. Size (Width): Manufactured to the following dimensions: As indicated on the drawings.
  - 5. Exposed Faces: Provide color and texture matching the range represented by Architect's sample.
  - 6. Faces to Receive Plaster: Where units are indicated to receive a direct application of plaster, provide textured-face units made with gap-graded aggregates.



## 2.3 CONCRETE AND MASONRY LINTELS

- A. General: Provide one of the following:
- B. 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 CMUs.
- C. Concrete Lintels: Precast or formed-in-place concrete lintels complying with requirements in Section 033000 "Cast-in-Place Concrete," and with reinforcing bars indicated.
- D. Masonry Lintels: Prefabricated or built-in-place masonry lintels made from bond beam CMUs with reinforcing bars placed as indicated and filled with coarse grout. Cure precast lintels before handling and installing. Temporarily support built-in-place lintels until cured.

## 2.4 MORTAR AND GROUT MATERIALS

- A. Regional Materials: Aggregate for mortar and grout, cement, and lime shall be extracted, harvested, or recovered, as well as manufactured, within 500 miles of Project site.
- B. Portland Cement: ASTM C 150, 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.
- C. Hydrated Lime: ASTM C 207, Type S.
- D. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
- E. Masonry Cement: ASTM C 91.
  - 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. Capital Materials Corporation; Flamingo Color Masonry Cement.
    - b. Cemex S.A.B. de C.V.; [Brikset Type N] [Citadel Type S] [Dixie Type S] [Kosmortar Type N] [Richmortar] [Victor Plastic Cement].
    - c. Essroc, Italcementi Group; Brixment or Velvet.
    - d. Holcim (US) Inc.; [Mortamix Masonry Cement] [Rainbow Mortamix Custom Buff Masonry Cement] [White Mortamix Masonry Cement].
    - e. Lafarge North America Inc.; Magnolia Masonry Cement, Lafarge Masonry Cement, Trinity White Masonry Cement.
    - f. Lehigh Cement Company; Lehigh Masonry Cement, Lehigh White Masonry Cement.
    - g. National Cement Company, Inc.; Coosa Masonry Cement.
- F. Mortar Cement: ASTM C 1329.

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. Lafarge North America Inc.; Lafarge Mortar Cement or Magnolia Superbond Mortar Cement.

G. Aggregate for Mortar: ASTM C 144.

1. For mortar that is exposed to view, use washed aggregate consisting of natural sand or crushed stone.
2. For joints less than 1/4 inch thick, use aggregate graded with 100 percent passing the No. 16 (1.18-mm) sieve.
3. White-Mortar Aggregates: Natural white sand or crushed white stone.
4. Colored-Mortar Aggregates: Natural sand or crushed stone of color necessary to produce required mortar color.

H. Aggregate for Grout: ASTM C 404.

- I. 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.

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. Euclid Chemical Company (The); Accelguard 80.
  - b. Grace Construction Products, W. R. Grace & Co. - Conn.; Morset.
  - c. Sonneborn Products, BASF Aktiengesellschaft; Trimix-NCA.

- J. Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs, containing integral water repellent by same manufacturer.

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. ACM Chemistries, Inc.; RainBloc for Mortar.
  - b. BASF Aktiengesellschaft; Rheopel Mortar Admixture.
  - c. Grace Construction Products, W. R. Grace & Co. - Conn.; Dry-Block Mortar Admixture.

K. Water: Potable.

## 2.5 REINFORCEMENT

- A. Uncoated Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60 (Grade 420).
- B. Masonry Joint Reinforcement, General: ASTM A 951/A 951M.
  1. Interior Walls: Hot-dip galvanized, carbon steel.
  2. Exterior Walls: Hot-dip galvanized, carbon steel.
  3. Wire Size for Side Rods: 0.148-inch diameter.
  4. Wire Size for Cross Rods: 0.148-inch diameter.

5. Wire Size for Veneer Ties: 0.148-inch diameter.
  6. Spacing of Cross Rods, Tabs, and Cross Ties: Not more than 16 inches o.c.
  7. Provide in lengths of not less than 10 feet , with prefabricated corner and tee units.
- C. Masonry Joint Reinforcement for Single-Wythe Masonry: Either ladder or truss type with single pair of side rods.

## 2.6 TIES AND ANCHORS

- A. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated.
1. Mill-Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M; with STM A 641/A 641M, Class 1 coating.
  2. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M; with ASTM A 153/A 153M, Class B-2 coating.
  3. Stainless-Steel Wire: ASTM A 580/A 580M.
  4. Galvanized Steel Sheet: ASTM A 653/A 653M, Commercial Steel, G60 (Z180) zinc coating.
  5. Steel Sheet, Galvanized after Fabrication: ASTM A 1008/A 1008M, Commercial Steel, with ASTM A 153/A 153M, Class B coating.
  6. Stainless-Steel Sheet: ASTM A 666.
  7. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
  8. Stainless-Steel Bars: ASTM A 276 or ASTM A 666, Type 304.
- B. Adjustable Anchors for Connecting to Concrete: Provide anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall.
1. Connector Section: Dovetail tabs for inserting into dovetail slots in concrete and attached to tie section; formed from 0.060-inch-thick, steel sheet, galvanized after fabrication, 0.105-inch-thick, steel sheet, galvanized after fabrication. Note that the MSJC Code does not allow ties made from galvanized steel sheet for interior use in spaces where humidity exceeds 75 percent.
    - a. 0.064-inch or 0.108-inch-thick, galvanized sheet may be used at interior walls unless otherwise indicated.
  2. Tie Section: Triangular-shaped wire tie, sized to extend within 1 inch of masonry face, made from 0.25-inch-diameter, hot-dip galvanized steel wire. Mill-galvanized wire may be used at interior walls unless otherwise indicated.
  3. Corrugated Metal Ties: As indicated.
- C. Partition Top anchors: 0.105-inch-thick metal plate with 3/8-inch-diameter metal rod 6 inches long welded to plate and with closed-end plastic tube fitted over rod that allows rod to move in and out of tube. Fabricate from steel, hot-dip galvanized after fabrication.
- D. Rigid Anchors: Fabricate from steel bars 1-1/2 inches wide by 1/4 inch thick by 24 inches long, with ends turned up 2 inches or with cross pins unless otherwise indicated.

1. Corrosion Protection: Hot-dip galvanized to comply with ASTM A 153/A 153M.

## 2.7 MISCELLANEOUS ANCHORS

- A. Unit Type Inserts in Concrete: Cast-iron or malleable-iron wedge-type inserts.
- B. Dovetail Slots in Concrete: Furnish dovetail slots with filler strips, of slot size indicated, fabricated from 0.034-inch, galvanized steel sheet.
- C. Anchor Bolts: Headed or L-shaped steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers; hot-dip galvanized to comply with ASTM A 153/A 153M, Class C; of dimensions indicated.
- D. Post-installed Anchors: Torque-controlled expansion anchors.
  1. Load Capacity: 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.
  2. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5 unless otherwise indicated.
  3. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 (A1) Group 2 (A4) stainless-steel bolts, ASTM F 593, and nuts, ASTM F 594.

## 2.8 EMBEDDED FLASHING MATERIALS

- A. Metal Flashing: Provide metal flashing complying with Section 076200 "Sheet Metal Flashing and Trim" and as follows:
  1. Stainless Steel: ASTM A 240/A 240M, Type 304, 0.016 inch thick.
  2. Copper: ASTM B 370, Temper H00, cold-rolled copper sheet, 16-oz./sq. ft. weight or 0.0216 inch thick or ASTM B 370, Temper H01, high-yield copper sheet, 12-oz./sq. ft. weight or 0.0162 inch thick.
  3. Fabricate continuous flashings in sections 96 inches long minimum, but not exceeding 12 feet. Provide splice plates at joints of formed, smooth metal flashing.
  4. Fabricate through-wall metal flashing embedded in masonry from stainless steel copper, with ribs at 3-inch intervals along length of flashing to provide an integral mortar bond.
    - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Cheney Flashing Company; Cheney Flashing (Dovetail) or Cheney 3-Way Flashing (Sawtooth).
      - 2) Keystone Flashing Company, Inc.; Keystone 3-Way Interlocking Thruwall Flashing.
      - 3) Sandell Manufacturing Co., Inc.; Mechanically Keyed Flashing.
  5. Fabricate through-wall flashing with snap-lock receiver on exterior face where indicated to receive counter flashing.

6. Fabricate through-wall flashing with drip edge where indicated. Fabricate by extending flashing 1/2 inch out from wall, with outer edge bent down 30 degrees and hemmed.
  7. Fabricate through-wall flashing with sealant stop where indicated. Fabricate by bending metal back on itself 3/4 inch at exterior face of wall and down into joint 1/4 inch to form a stop for retaining sealant backer rod.
  8. Fabricate metal drip edges and sealant stops for ribbed metal flashing from plain metal flashing of same metal as ribbed flashing and extending at least 3 inches into wall with hemmed inner edge to receive ribbed flashing and form a hooked seam. Form hem on upper surface of metal so that completed seam will shed water.
  9. Metal Drip Edge: Fabricate from stainless steel. Extend at least 3 inches into wall and 1/2 inch out from wall, with outer edge bent down 30 degrees and hemmed.
  10. Metal Sealant Stop: Fabricate from stainless steel. Extend at least 3 inches into wall and out to exterior face of wall. At exterior face of wall, bend metal back on itself for 3/4 inch and down into joint 1/4 inch to form a stop for retaining sealant backer rod.
  11. Metal Expansion-Joint Strips: Fabricate from stainless steel to shapes indicated.
- B. Flexible Flashing: Use one of the following unless otherwise indicated:
1. Copper-Laminated Flashing: 5-oz./sq. ft. or 7-oz./sq. ft. copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
    - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Advanced Building Products Inc.; [Copper Fabric Flashing] [Copper Sealite 2000].
      - 2) Dayton Superior Corporation, Dur-O-Wal Division; Copper Fabric Thru-Wall Flashing.
      - 3) Hohmann & Barnard, Inc.; H & B C-Fab Flashing.
      - 4) Phoenix Building Products; Type FCC-Fabric Covered Copper.
      - 5) Sandell Manufacturing Co., Inc.; Copper Fabric Flashing.
      - 6) York Manufacturing, Inc.; Multi-Flash 500.
  2. Asphalt-Coated Copper Flashing: 5-oz./sq. ft. or 7-oz./sq. ft. copper sheet coated with flexible asphalt. Use only where flashing is fully concealed in masonry.
    - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Advanced Building Products Inc.; Cop-R-Cote.
      - 2) Dayton Superior Corporation, Dur-O-Wal Division; Copper Coated Thru-Wall Flashing.
      - 3) Hohmann & Barnard, Inc.; H & B C-Coat Flashing.
      - 4) Phoenix Building Products; Type ACC-Asphalt Bituminous Coated.
      - 5) Sandell Manufacturing Co., Inc.; Coated Copper Flashing.

3. 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 or 0.040 inch.
  - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - 1) Advanced Building Products Inc.; Peel-N-Seal.
    - 2) Carlisle Coatings & Waterproofing; CCW-705-TWF Thru-Wall Flashing.
    - 3) Dayton Superior Corporation, Dur-O-Wal Division; Dur-O-Barrier Thru-Wall Flashing.
    - 4) Fiberweb, Clark Hammerbeam Corp.; Aquaflash 500.
    - 5) Grace Construction Products, W. R. Grace & Co. - Conn.; Perm-A-Barrier Wall Flashing.
    - 6) Heckmann Building Products Inc.; No. 82 Rubberized-Asphalt Thru-Wall Flashing.
    - 7) Hohmann & Barnard, Inc.; Textroflash.
    - 8) W. R. Meadows, Inc.; Air-Shield Thru-Wall Flashing.
    - 9) Polyguard Products, Inc.; [Polyguard 300] [Polyguard 400].
    - 10) Sandell Manufacturing Co., Inc.; Sando-Seal.
    - 11) Williams Products, Inc.; Everlastic MF-40.
  - b. Accessories: Provide preformed corners, end dams, other special shapes, and seaming materials produced by flashing manufacturer.
4. Elastomeric Thermoplastic Flashing: Composite flashing product consisting of a polyester-reinforced ethylene interpolymer alloy.
  - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - 1) DuPont; Thru-Wall Flashing.
    - 2) Hohmann & Barnard, Inc.; Flex-Flash.
    - 3) Hyload, Inc.; Hyload Cloaked Flashing System.
    - 4) Mortar Net USA, Ltd.; Total Flash.
  - b. Monolithic Sheet: Elastomeric thermoplastic flashing, 0.040 inch thick.
  - c. Self-Adhesive Sheet: Elastomeric thermoplastic flashing, 0.025 inch thick, with a 0.015-inch-thick coating of adhesive.
  - d. Self-Adhesive Sheet with Drip Edge: Elastomeric thermoplastic flashing, 0.025 inch thick, with a 0.015-inch-thick coating of rubberized-asphalt adhesive. Where flashing extends to face of masonry, rubberized-asphalt coating is held back approximately 1-1/2 inches from edge.
    - 1) Color: As indicated.
  - e. Accessories: Provide preformed corners, end dams, other special shapes, and seaming materials produced by flashing manufacturer.

5. EPDM Flashing: Sheet flashing product made from ethylene-propylene-dieneterpolymer, complying with ASTM D 4637, 0.040 inch thick.

a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

- 1) Carlisle Coatings & Waterproofing; Pre-Kleened EPDM Thru-Wall Flashing.
- 2) Firestone Specialty Products; FlashGuard.
- 3) Heckmann Building Products Inc.; No. 81 EPDM Thru-Wall Flashing.
- 4) Hohmann & Barnard, Inc.; Epra-Max EPDM Thru-Wall Flashing.
- 5) Sandell Manufacturing Co., Inc.; EPDM Flashing.

C. Application: Unless otherwise indicated, use the following:

1. Where flashing is indicated to receive counter flashing, use metal flashing.
2. Where flashing is indicated to be turned down at or beyond the wall face, use metal flashing.
3. Where flashing is partly exposed and is indicated to terminate at the wall face, use metal flashing with a drip edge or flexible flashing with a metal drip edge or elastomeric thermoplastic flashing with drip edge or flexible flashing with a metal sealant stop.
4. Where flashing is fully concealed, use metal flashing or flexible flashing.

D. Single-Wythe CMU Flashing System: System of CMU cell flashing pans and interlocking CMU web covers made from high-density polyethylene incorporating chemical stabilizers that prevent UV degradation. Cell flashing pans have integral weep spouts that are designed to be built into mortar bed joints and weep collected moisture to the exterior of CMU walls and that extend into the cell to prevent clogging with mortar.

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. Mortar Net USA, Ltd.; Blok-Flash.

E. Solder and Sealants for Sheet Metal Flashings: As specified in Section 076200 "Sheet Metal Flashing and Trim."

1. Solder for Stainless Steel: ASTM B 32, Grade Sn60, with acid flux of type recommended by stainless-steel sheet manufacturer.
2. Solder for Copper: ASTM B 32, Grade Sn50, 50 percent tin and 50 percent lead.
3. Elastomeric Sealant: ASTM C 920, chemically curing urethane, polysulfide, silicone sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

F. 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.

## 2.9 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; formulated from neoprene, urethane or PVC.
- 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, organic roofing felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
- D. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and hold reinforcing bars in center of cells. Units are formed from 0.148-inch steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.
  - 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. Dayton Superior Corporation, Dur-O-Wal Division; D/A 810, D/A 812 or D/A 817.
    - b. Heckmann Building Products Inc.; No. 376 Rebar Positioner.
    - c. Hohmann & Barnard, Inc.; #RB or #RB-Twin Rebar Positioner.
    - d. Wire-Bond; O-Ring or Double O-Ring Rebar Positioner.

## 2.10 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 masonry cement or mortar cement mortar unless otherwise indicated.
  - 3. For exterior masonry, use portland cement-lime mortar.
  - 4. For reinforced masonry, use masonry cement or mortar cement mortar.
  - 5. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.
- 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, Proportion Specification. Provide the following types of mortar for applications stated unless another type is indicated or needed to provide required compressive strength of masonry.
  - 1. For masonry below grade or in contact with earth, use Type M.
  - 2. For reinforced masonry, use Type S, Type N.



3. For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions; and for other applications where another type is not indicated, use Type N.
4. For interior non-load-bearing partitions, Type O may be used instead of Type N.

D. Grout for Unit Masonry: Comply with ASTM C 476.

1. Use grout of type indicated or, if not otherwise indicated, of type (fine or coarse) that will comply with Table 1.15.1 in ACI 530.1/ASCE 6/TMS 602 for dimensions of grout spaces and pour height.
2. Proportion grout in accordance with ASTM C 476, Table 1 or paragraph 4.2.2 for specified 28-day compressive strength indicated, but not less than 2000 psi (14 MPa).
3. Provide grout with a slump as indicated on the drawings.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
  1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of work.
  2. Verify that foundations are within tolerances specified.
  3. Verify that reinforcing dowels are properly placed.
- B. Before installation, examine rough-in and built-in construction for piping systems to verify actual locations of piping connections.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. Build chases and recesses to accommodate items specified in this and other Sections.
- B. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match the construction immediately adjacent to opening.
- C. 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.

### 3.3 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 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.
6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 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 exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch.
3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch or minus 1/4 inch.
4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch.

### 3.4 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 bond pattern indicated on Drawings; do not use units with less than nominal 4-inch horizontal face dimensions at corners or jambs.
- C. Lay concealed masonry with all units in a wythe in running bond or bonded by lapping not less than 2 inches. Bond and interlock each course of each wythe at corners. Do

not use units with less than nominal 4-inch horizontal face dimensions at corners or jambs.

- D. Stopping and Resuming Work: Stop work by racking back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive mortar before laying fresh masonry.
- E. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.
- F. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.
- G. Where built-in items are to be embedded in cores of hollow masonry units, place a layer of metal lath, wire mesh, or plastic mesh in the joint below and rod mortar or grout into core.
- H. Fill cores in hollow CMUs with grout 24 inches under bearing plates, beams, lintels, posts, and similar items unless otherwise indicated.
- I. Build non-load-bearing interior partitions full height of story to underside of solid floor or roof structure above unless otherwise indicated.
  - 1. Install compressible filler in joint between top of partition and underside of structure above.
  - 2. Fasten partition top anchors to structure above and build into top of partition. Grout cells of CMUs solidly around plastic tubes of anchors and push tubes down into grout to provide 1/2-inch clearance between end of anchor rod and end of tube. Space anchors 48 inches o.c. unless otherwise indicated.
  - 3. Wedge non-load-bearing partitions against structure above with small pieces of tile, slate, or metal. Fill joint with mortar after dead-load deflection of structure above approaches final position.
  - 4. At fire-rated partitions, treat joint between top of partition and underside of structure above to comply with Section 078446 "Fire-Resistive Joint Systems."

### 3.5 MORTAR BEDDING AND JOINTING

#### A. Lay hollow CMUs as follows:

- 1. With face shells fully bedded in mortar and with head joints of depth equal to bed joints.
  - 2. With webs fully bedded in mortar in all courses of piers, columns, and pilasters.
  - 3. With webs fully bedded in mortar in grouted masonry, including starting course on footings.
  - 4. With entire units, including areas under cells, fully bedded in mortar at starting course on footings where cells are not grouted.
- B. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.
- C. Cut joints flush for masonry walls to receive plaster or other direct-applied finishes (other than paint) unless otherwise indicated.

### 3.6 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.
- E. Cut and bend reinforcing units as directed by manufacturer for continuity at corners, returns, offsets, column fireproofing, pipe enclosures, and other special conditions.

### 3.7 CONTROL AND EXPANSION JOINTS

- A. General: Install control and expansion joint materials in unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
- B. Form control joints in concrete masonry as follows:
  - 1. Fit bond-breaker strips into hollow contour in ends of CMUs on one side of control joint. Fill resultant core with grout and rake out joints in exposed faces for application of sealant.
  - 2. Install preformed control-joint gaskets designed to fit standard sash block.
  - 3. Install interlocking units designed for control joints. Install bond-breaker strips at joint. Keep head joints free and clear of mortar or rake out joint for application of sealant.
  - 4. Install temporary foam-plastic filler in head joints and remove filler when unit masonry is complete for application of sealant.

### 3.8 LINTELS

- A. Install steel lintels where indicated.
- B. Provide masonry lintels where shown and where openings of more than 12 inches for brick-size units and 24 inches for block-size units are shown without structural steel or other supporting lintels.
- C. Provide minimum bearing of 8 inches at each jamb unless otherwise indicated.

### 3.9 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 other loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in ACI 530.1/ASCE 6/TMS 602.
- 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 ACI 530.1/ASCE 6/TMS 602 for cleanouts and for grout placement, including minimum grout space and maximum pour height.
  - 2. Limit height of vertical grout pours to not more than 60 inches.

### 3.10 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 meet specified requirements shall be done at Contractor's expense.
- B. Inspections: Special inspections according to the "International Building Code."
  - 1. Begin masonry construction only after inspectors have verified proportions of site-prepared mortar.
  - 2. Place grout only after inspectors have 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 mortar air content and compressive strength.
- H. Grout Test (Compressive Strength): For each mix provided, according to ASTM C 1019.

- I. Prism Test: For each type of construction provided, according to ASTM C 1314 at 7 days and at 28 days.

### 3.11 REPAIRING, POINTING, AND CLEANING

- A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.
- B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.
- C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
- D. 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. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
  3. Protect adjacent stone and non-masonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
  4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
  5. Clean concrete masonry by cleaning method indicated in NCMA TEK 8-2A applicable to type of stain on exposed surfaces.

### 3.12 MASONRY WASTE DISPOSAL

- A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.
- B. Waste Disposal as Fill Material: Dispose of clean masonry waste, including excess or soil-contaminated sand, waste mortar, and broken masonry units, by crushing and mixing with fill material as fill is placed.
  1. Crush masonry waste to less than 4 inches in each dimension.
  2. Mix masonry waste with at least two parts of specified fill material for each part of masonry waste. Fill material is specified in Section 312000 "Earth Moving."
  3. Do not dispose of masonry waste as fill within 18 inches of finished grade.
- C. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above, and other masonry waste, and legally dispose of off Owner's property.

END OF SECTION 04810





## **SECTION 047000 - ARCHITECTURAL STONE VENEER**

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Architectural simulated stone veneer and trim.
- B. Architectural cast stone trim – Refer to section 04720 for cast stone trim (wall caps)

#### 1.2 REFERENCES

- A. American National Standards Institute (ANSI): ANSI A118.4 Specifications for Latex-Portland Cement Mortar.
- B. American Society for Testing and Materials (ASTM):
  - 1. ASTM C 39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
  - 2. ASTM C 67 - Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
  - 3. ASTM C 144 - Standard Specification for Aggregate for Masonry Mortar.
  - 4. ASTM C 177 - Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.
  - 5. ASTM C 207 - Standard Specification for Hydrated Lime for Masonry Purposes.
  - 6. ASTM C 270 - Standard Specification for Mortar for Unit Masonry.
  - 7. ASTM C 482 - Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
  - 8. ASTM C 567 - Standard Test Method for Determining Density of Structural Lightweight Concrete.
  - 9. ASTM C 847 - Standard Specification for Metal Lath.
  - 10. ASTM C 932 - Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
  - 11. ASTM C 979 - Standard Specification for Pigments for Integrally Colored Concrete.
  - 12. ASTM C 1032 - Standard Specification for Woven Wire Plaster Base.
  - 13. ASTM C 1059 - Standard Specification for Latex Agents for Bonding Fresh To Hardened Concrete.
  - 14. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
- C. International Code Council (ICC):
  - 1. ICC Evaluation Service - Evaluation Report AC51- Acceptance Criteria for Precast Stone Veneers.
  - 2. ICC Evaluation Service - Evaluation Report ESR-1215 - Eldorado Stone, Eldorado Brick and Eldorado Adobe Veneers and Eldorado Accents.
- D. Underwriter's Laboratory (UL): Building Materials Directory.

#### 1.3 SUBMITTALS

- A. Submit under provisions of Section 01330.
- B. Product Data: Masonry Veneer Manufacturers Association (MVMA) see [masonryveneer.org](http://masonryveneer.org):
  - 1. Preparation instructions.
  - 2. Storage and handling requirements.
  - 3. Installation methods.
- C. Selection Samples: Standard sample board consisting of small-scale pieces of veneer units showing full range of textures and colors.
- D. Verification Samples: Following initial sample selection submit "laid-up" sample board using the selected stone and mortar materials and showing the full range of colors expected in the finished Work; minimum sample size: 3 feet by 3 feet (1 m by 1 m).
- E. Quality Assurance/Control Submittals:
  - 1. Qualifications:
    - a. Proof of manufacturer qualifications.
    - b. Proof of installer qualifications.
  - 2. Regulatory Requirements: Evaluation reports.
  - 3. Installation instructions for related materials.
- F. Closeout Submittals: Reference Section 01780 - Closeout Submittals; submit following items:
  - 1. Maintenance Instructions.
  - 2. Special Warranties.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Experienced mason familiar with installation procedures for manufactured veneer.
- B. Product Certifications:
  - 1. ICC Evaluation Service - Evaluation Report ESR-1215.
- C. Mock-Up: Provide a mock-up for evaluation of final appearance.
  - 1. Prepare 8 foot by 8 foot sample at a location on the structure as selected by the Architect. Use approved selection sample materials and colors.
  - 2. Obtain Architect's approval.
  - 3. Protect and retain sample as a basis for approval of completed manufactured stone work.
  - 4. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
  - 5. Refinish mock-up area as required to produce acceptable work.
  - 6. Approved mock-up may be incorporated into the work.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction..

## 1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

## 1.7 WARRANTY

- A. Manufacturer warrants wall veneers for a period of fifty years against manufacturing defects when used on structures conforming to local building codes and when installed in accordance with manufacturer's written instructions.
  - 1. Warranty coverage specifically excludes damage resulting from wall movement, settlement of the building, contact with chemicals or paint, discoloration due to contaminants, staining or oxidation.
  - 2. Warranty coverage is limited to replacement or repair of defective materials only and does cover labor to remove or replace materials. Warranty coverage is limited to the original purchaser.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Eldorado Stone, LLC; 1370 Grand Ave., Bldg B, San Marcos, CA 92078. ASD. Toll Free Tel: (800) 925-1491. Tel: (760) 736-3232. Fax: (760) 736-8890. Email: customerservice@eldoradostone. Web: <http://www.eldoradostone.com>.
- B. Or prior approved product.

### 2.2 STONE VENEER:

- A. Veneer Unit Properties: Precast stone veneer units and accent pieces consisting of Portland cement, lightweight aggregates, and mineral oxide pigments.
  - 1. Compressive Strength: ASTM C 192 and ASTM C 39, 5 sample average: greater than 1,800 psi (12.4MPa).
  - 2. Shear Bond: ASTM C 482: 50 psi (345kPa).
  - 3. Water Absorption: ICC Evaluation Service AC 51 (Section 4.6 and Table 2): Less than 22 percent when density is less than 85 PCF; less than 18 percent when density is less than 105 PCF.
  - 4. Freeze-Thaw Test: ASTM C 67: Less than 3 percent weight loss and no disintegration.
  - 5. Thermal Resistance: ASTM C 177: 0.473 at 1.387 inches (35 mm) thick.
- B. Units (Basis of Design):
  - 1. Profile: Stacked Stone, include matching corner pieces.
    - a. Color: Black River.

## 2.3 RELATED MATERIALS

- A. Weather Resistive Barrier: Two layers as specified in other sections.
- B. Reinforcing: Complying with code agency requirements for the type of substrate over which stone veneer is installed.
  - 1. ASTM C 847, 2.5lb/yd<sup>2</sup> (1.4kg/m<sup>2</sup>) galvanized expanded metal lath.
- C. Mortar:
  - 1. Pre-Packaged Latex-Portland Cement Mortar: ANSI A118.4.
- D. Bonding Agent:
  - 1. Exterior integral bonding agent meeting ASTM C 932.
  - 2. Exterior integral bonding agent meeting ASTM C 1059 Type II.
- E. Sealer:
  - 1. Water based silane or siloxane masonry sealer, clear.

## 2.4 MORTAR MIXES

- A. Jointless/Dry-Stacked Installation:
  - 1. Polymer modified mortar complying with ANSI A118.4
  - 2. Mortar prepared to comply with ASTM C270. Type S mortar.
    - a. Add color pigment in accordance with pigment manufacturer's instructions.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Examine substrates upon which work will be installed.
- C. Commencement of work by installer is acceptance of substrate.
- D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2 PREPARATION

- A. Protection: Protect adjacent work from contact with mortar.
- B. Clean surfaces thoroughly prior to installation.
- C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

### 3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install and clean stone in accordance with Jointless/Dry-Stacked.
- C. Apply sealer in accordance with sealer manufacturer's installation instructions.

### 3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

### 3.5 FIELD QUALITY CONTROL

- A. Manufacturer's Field Services: Manufacturer's Field Service Representative shall make periodic site visits for installation consultation and inspection as requested by Owner.

### 3.6 CLEANING

- A. Remove protective coverings from adjacent work.
- B. Cleaning Veneer Units:
  - 1. Wash with soft bristle brush and water/granulated detergent solution.
  - 2. Rinse immediately with clean water.
- C. Removing Efflorescence:
  - 1. Allow veneer to dry thoroughly.
  - 2. Scrub with soft bristle brush and clean water.
  - 3. Rinse immediately with clean water; allow to dry.
  - 4. If efflorescence is still visible, repeat above procedure using a solution of 1 part household vinegar and 5 parts water.
  - 5. Rinse immediately with clean water.

END OF SECTION 047000



## **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. Section Includes:

1. Steel framing and supports for countertops.
2. Steel tube reinforcement for low partitions.
3. Steel framing and supports for mechanical and electrical equipment.
4. Steel framing and supports for applications where framing and supports are not specified in other Sections.
5. Steel shapes for supporting elevator door sills.
6. Shelf angles.
7. Metal ladders.

- B. Products furnished, but not installed, under this Section include the following:

1. Loose steel lintels.
2. Anchor bolts, steel pipe sleeves, slotted-channel inserts, and wedge-type inserts indicated to be cast into concrete or built into unit masonry.
3. Steel weld plates and angles for casting into concrete for applications where they are not specified in other Sections.

- C. Related Requirements:

1. Section 033000 "Cast-in-Place Concrete" for installing anchor bolts, steel pipe sleeves, slotted-channel inserts, wedge-type inserts, and other items cast into concrete.
2. Section 042000 "Unit Masonry" for installing loose lintels, anchor bolts, and other items built into unit masonry.
3. Section 051200 "Structural Steel Framing."
4. Section 329300 "Plants" for tree grates.

#### 1.3 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 metal fabrications that are anchored to or that receive other work. 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.

#### 1.4 ACTION SUBMITTALS

- A. Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide Shop Drawings for the following:
  - 1. Steel framing and supports for countertops.
  - 2. Steel tube reinforcement for low partitions.
  - 3. Steel framing and supports for mechanical and electrical equipment.
  - 4. Steel framing and supports for applications where framing and supports are not specified in other Sections.
  - 5. Elevator machine beams, hoist beams, and divider beams.
  - 6. Steel shapes for supporting elevator door sills.
  - 7. Shelf angles.
  - 8. Metal ladders.
  - 9. Elevator pit sump covers.
  - 10. Loose steel lintels.
- B. Delegated-Design Submittal: For ladders, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For professional engineer.
- B. Mill Certificates: Signed by stainless-steel manufacturers, certifying that products furnished comply with requirements.
- C. Welding certificates.
- D. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers, certifying that shop primers are compatible with topcoats.
- E. Research/Evaluation Reports: For post-installed anchors, from ICC-ES.

#### 1.6 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."
- B. Welding Qualifications: Qualify procedures and personnel according to the following:
  - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
  - 2. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."
  - 3. AWS D1.6/D1.6M, "Structural Welding Code - Stainless Steel."



## 1.7 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design ladders.

### 2.2 METALS

- 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.
- B. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- C. Stainless-Steel Sheet, Strip, and Plate: ASTM A 240/A 240M or ASTM A 666, Type 304.
- D. Stainless-Steel Bars and Shapes: ASTM A 276, Type 304.
- E. 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.
- F. Rolled-Stainless-Steel Floor Plate: ASTM A 793.
- G. Abrasive-Surface Floor Plate: Steel plate with abrasive granules rolled into surface or with abrasive material metallically bonded to steel.
- H. Steel Tubing: ASTM A 500/A 500M, cold-formed steel tubing.
- I. Steel Pipe: ASTM A 53/A 53M, Standard Weight (Schedule 40) unless otherwise indicated.
- J. Zinc-Coated Steel Wire Rope: ASTM A 741.
  - 1. Wire-Rope Fittings: Hot-dip galvanized-steel connectors with capability to sustain, without failure, a load equal to minimum breaking strength of wire rope with which they are used.
- K. Slotted Channel Framing: Cold-formed metal box channels (struts) complying with MFMA-4.
- L. Cast Iron: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M, unless otherwise indicated.
- M. Aluminum Plate and Sheet: ASTM B 209 (ASTM B 209M), Alloy 6061-T6.

- N. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), Alloy 6063-T6.
- O. Aluminum-Alloy Rolled Tread Plate: ASTM B 632/B 632M, Alloy 6061-T6.
- P. Aluminum Castings: ASTM B 26/B 26M, Alloy 443.0-F.
- Q. Bronze Extrusions: ASTM B 455, Alloy UNS No. C38500 (extruded architectural bronze).
- R. Bronze Castings: ASTM B 584, Alloy UNS No. C83600 (lead red brass) or No. C84400 (lead semired brass).
- S. Nickel Silver Extrusions: ASTM B 151/B 151M, Alloy UNS No. C74500.
- T. Nickel Silver Castings: ASTM B 584, Alloy UNS No. C97600 (20 percent lead nickel bronze).

## 2.3 FASTENERS

- A. General: Unless otherwise indicated, provide Type 304 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5, at exterior walls. Select fasteners for type, grade, and class required.
  - 1. Provide stainless-steel fasteners for fastening aluminum.
  - 2. Provide stainless-steel fasteners for fastening stainless steel.
  - 3. Provide stainless-steel fasteners for fastening nickel silver.
  - 4. Provide bronze fasteners for fastening bronze.
- B. Steel 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. Stainless-Steel Bolts and Nuts: Regular hexagon-head annealed stainless-steel bolts, ASTM F 593 (ASTM F 738M); with hex nuts, ASTM F 594 (ASTM F 836M); and, where indicated, flat washers; Alloy Group 1 (A1).
- D. Anchor Bolts: ASTM F 1554, Grade 36, of dimensions indicated; with nuts, ASTM A 563 (ASTM A 563M); and, where indicated, flat washers.
  - 1. Hot-dip galvanize or provide mechanically deposited, zinc coating where item being fastened is indicated to be galvanized.
- E. Anchors, General: 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/E 488M, conducted by a qualified independent testing agency.
- F. Cast-in-Place Anchors in Concrete: Either threaded type or wedge type unless otherwise indicated; 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, all hot-dip galvanized per ASTM F 2329.

- G. Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors.
  - 1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5, unless otherwise indicated.
  - 2. 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).
- H. Slotted-Channel Inserts: Cold-formed, hot-dip galvanized-steel box channels (struts) complying with MFMA-4, 1-5/8 by 7/8 inches (41 by 22 mm) by length indicated with anchor straps or studs not less than 3 inches (75 mm) long at not more than 8 inches (200 mm) o.c. Provide with temporary filler and tee-head bolts, complete with washers and nuts, all zinc-plated to comply with ASTM B 633, Class Fe/Zn 5, as needed for fastening to inserts.

## 2.4 MISCELLANEOUS MATERIALS

- A. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
  - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- B. Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.
- C. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- D. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.
- E. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- F. Concrete: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained, concrete with a minimum 28-day compressive strength of 3000 psi (20 MPa).

## 2.5 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 (1 mm) 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 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 or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that are 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.
- J. 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 (3.2 by 38 mm), with a minimum 6-inch (150-mm) embedment and 2-inch (50-mm) hook, not less than 8 inches (200 mm) from ends and corners of units and 24 inches (600 mm) o.c., unless otherwise indicated.

## 2.6 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.
  - 1. Fabricate units from slotted channel framing where indicated.
  - 2. Furnish inserts for units installed after concrete is placed.
- C. Fabricate steel pipe columns for supporting wood frame construction from steel pipe with steel baseplates and top plates as indicated. Drill or punch baseplates and top plates for anchor and connection bolts and weld to pipe with fillet welds all around. Make welds the same size as pipe wall thickness unless otherwise indicated.

1. Unless otherwise indicated, fabricate from Schedule 40 steel pipe.
  2. Unless otherwise indicated, provide 1/2-inch (12.7-mm) baseplates with four 5/8-inch (16-mm) anchor bolts and 1/4-inch (6.4-mm) top plates.
- D. Galvanize miscellaneous framing and supports where indicated.
- E. Prime miscellaneous framing and supports with zinc-rich primer where indicated.

## 2.7 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 (19-mm) bolts, spaced not more than 6 inches (150 mm) from ends and 24 inches (600 mm) 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 (50 mm) larger than expansion or control joint.
- B. For cavity walls, provide vertical channel brackets to support angles from backup masonry and concrete.
- C. Galvanize and prime shelf angles located in exterior walls.
- D. Prime shelf angles located in exterior walls with zinc-rich primer

## 2.8 METAL LADDERS

- A. General:
1. Comply with ANSI A14.3, except for elevator pit ladders.
  2. For elevator pit ladders, comply with ASME A17.1/CSA B44.
- B. Steel Ladders:
1. Space siderails 18 inches (457 mm) apart unless otherwise indicated.
  2. Siderails: Continuous, 1/2-by-2-1/2-inch (12.7-by-64-mm) steel flat bars, with eased edges.
  3. Rungs: 3/4-inch- (19-mm-) diameter steel bars.
  4. Fit rungs in centerline of siderails; plug-weld and grind smooth on outer rail faces.
  5. Provide nonslip surfaces on top of each rung, either by coating rung with aluminum-oxide granules set in epoxy-resin adhesive or by using a type of manufactured rung filled with aluminum-oxide grout.
  6. Support each ladder at top and bottom and not more than 60 inches (1500 mm) o.c. with welded or bolted steel brackets.
  7. Prime ladders, including brackets and fasteners, with primer specified in Section 099000 "Painting."

## 2.9 ELEVATOR PIT SUMP COVERS

- A. Fabricate from 1/8-inch (3.2-mm) rolled-steel floor plate with four 1-inch- (25-mm-) diameter holes for water drainage and for lifting.
- B. Fabricate from welded or pressure-locked steel bar grating Limit openings in gratings to no more than 1/2 inch (12 mm) in least dimension.
- C. Provide steel angle supports as indicated.

## 2.10 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 and prime exterior miscellaneous steel trim.
- D. Prime exterior miscellaneous steel trim with primer specified in Section 099000 "Painting."

## 2.11 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. Fabricate in single lengths for each opening unless otherwise 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 (200 mm) unless otherwise indicated.
- C. Galvanize and prime loose steel lintels located in exterior walls.
- D. Prime loose steel lintels located in exterior walls with primer specified in Section 099000 "Painting."

## 2.12 FINISHES, GENERAL

- A. Finish metal fabrications after assembly.
- B. Finish exposed surfaces to remove tool and die marks and stretch lines, and to blend into surrounding surface.

## 2.13 STEEL AND IRON FINISHES

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.
  - 1. Do not quench or apply post galvanizing treatments that might interfere with paint adhesion.
- B. Preparation for Shop Priming Galvanized Items: After galvanizing, thoroughly clean railings of grease, dirt, oil, flux, and other foreign matter, and treat with metallic phosphate process.
- C. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete, sprayed-on fireproofing, or masonry, or unless otherwise indicated.
  - 1. Shop prime with universal shop primer indicated.
- D. Preparation for Shop Priming: Prepare surfaces to comply with SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
- E. Shop Priming: Apply shop primer to 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 screws, 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 come into contact with grout, concrete, masonry, wood, or dissimilar metals with the following:
  - 1. Cast Aluminum: Heavy coat of bituminous paint.
  - 2. Extruded Aluminum: Two coats of clear lacquer.

### 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.
- B. Support steel girders on solid grouted masonry, concrete, or steel pipe columns. Secure girders with anchor bolts embedded in grouted masonry or concrete or with bolts through top plates of pipe columns.
  - 1. Where grout space under bearing plates is indicated for girders supported on concrete or masonry, install as specified in "Installing Bearing and Leveling Plates" Article.
- C. Install pipe columns on concrete footings with grouted baseplates. Position and grout column baseplates as specified in "Installing Bearing and Leveling Plates" Article.
  - 1. Grout baseplates of columns supporting steel girders after girders are installed and leveled.

### 3.3 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 (0.05-mm) dry film thickness.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

END OF SECTION 055000



## **SECTION 055113 - METAL PAN 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 concrete-filled & precast concrete treads.
2. Steel tube railings attached to metal stairs.
3. Steel tube handrails attached to walls adjacent to metal stairs.
4. Railing gates at the level of exit discharge.

- B. Related Requirements:

1. Section 033000 "Cast-in-Place Concrete" for concrete fill for stair treads and platforms.

#### 1.3 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 do not encroach on required stair width and are within the fire-resistance-rated stair enclosure.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For metal pan stairs and the following:
  1. Prefilled metal-pan-stair treads.
  2. Precast concrete treads.
  3. Abrasive nosings.
  4. Paint products.

- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.
- C. Samples for Verification: For each type and finish of nosing and tread.
- D. Delegated-Design Submittal: For stairs and railings, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Welding certificates.
- B. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers certifying that shop primers are compatible with topcoats.

#### 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Fabricator of products.
- B. Welding Qualifications: Qualify procedures and personnel according to the following:
  - 1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."
  - 2. AWS D1.3/D1.3M, "Structural Welding Code - Sheet Steel."

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the following:
  - 1. American Stair, Inc
  - 2. Pacific Stair Inc

#### 2.2 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design stairs and railings.
- 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  $L/360$  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.
- D. Seismic Performance of Stairs: Metal stairs shall withstand the effects of earthquake motions determined according to ASCE/SEI 7
1. Component Importance Factor: 1.5.

## 2.3 METALS

- 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.
- B. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- C. Steel Tubing: ASTM A 500 (cold formed) or ASTM A 513.
- 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, either commercial steel, Type B, or 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, either commercial steel, Type B, or structural steel, Grade 30 (Grade 205), unless another grade is required by design loads.
- G. Galvanized-Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating, either commercial steel, Type B, or structural steel, Grade 33 (Grade 230), unless another grade is required by design loads.

## 2.4 ABRASIVE NOSINGS

- A. Cast-Metal Units: Cast aluminum, with an integral abrasive, as-cast finish consisting of aluminum oxide, silicon carbide, or a combination of both. Fabricate units in lengths necessary to accurately fit openings or conditions.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. American Safety Tread Co.
    - b. Balco, Inc
  - 2. Configuration: Cross-hatched units, 3 inches (75 mm) wide without lip.
- B. Extruded Units: Aluminum units with abrasive filler consisting of aluminum oxide, silicon carbide, or a combination of both, in an epoxy-resin binder. Fabricate units in lengths necessary to accurately fit openings or conditions.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. American Safety Tread Co.
    - b. Balco, Inc
  - 2. Provide solid-abrasive-type units without ribs.
  - 3. Nosings: Two-piece units, 3 inches (75 mm) wide, with subchannel for casting into concrete.
- C. Provide anchors for embedding units in concrete, either integral or applied to units, as standard with manufacturer.
- D. Apply bituminous paint to concealed surfaces of cast-metal units set into concrete.
- E. Apply clear lacquer to concealed surfaces of extruded units set into concrete.

## 2.5 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. Post-Installed Anchors: Torque-controlled expansion anchors or 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/E 488M, conducted by a qualified independent testing agency.
  - 1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5, unless otherwise indicated.
  - 2. 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).

## 2.6 MISCELLANEOUS MATERIALS

- A. Shop Primers: Provide primers that comply with Section 099000 "Painting"
- B. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
  - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- C. Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.
- D. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- E. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.
- F. Concrete Materials and Properties: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained, ready-mix concrete with a minimum 28-day compressive strength of 3000 psi (20 MPa) unless otherwise indicated.
- G. Nonslip-Aggregate Concrete Finish: Factory-packaged abrasive aggregate made from fused, aluminum-oxide grits or crushed emery; rustproof and nonglazing; unaffected by freezing, moisture, or cleaning materials.
- H. Welded Wire Reinforcement: ASTM A 185/A 185M, 6 by 6 inches (152 by 152 mm), W1.4 by W1.4, unless otherwise indicated.

## 2.7 PRECAST CONCRETE TREADS (Exterior Stair)

- A. Concrete Materials and Properties: Comply with requirements in Section 033000 "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. Reinforcement: Galvanized, welded wire reinforcement, 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.

## 2.8 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.
- 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 3 welds: partially dressed weld with spatter removed.
- 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.

## 2.9 STEEL-FRAMED STAIRS

- A. NAAMM Stair Standard: Comply with "Recommended Voluntary Minimum Standards for Fixed Metal Stairs" in NAAMM AMP 510, "Metal Stairs Manual," [Commercial] [Service] Class, unless more stringent requirements are indicated.
- B. Stair Framing:
  - 1. Fabricate stringers of steel plates or channels.

- a. Provide closures for exposed ends of channel stringers.
  2. Construct platforms of steel plate or channel headers and miscellaneous framing members as needed to comply with performance requirements.
  3. Weld stringers to headers; weld framing members to stringers and headers.
  4. Where stairs are enclosed by gypsum board assemblies, provide hanger rods or struts to support landings from floor construction above or below. Locate hanger rods and struts where they do not encroach on required stair width and are within the fire-resistance-rated stair enclosure.
  5. Where masonry walls support metal stairs, provide temporary supporting struts designed for erecting steel stair components before installing masonry.
- C. Metal Pan Stairs (Interior Stair): Form risers, subtread pans, and subplatforms to configurations shown from steel sheet of thickness needed to comply with performance requirements, but not less than 0.067 inch (1.7 mm).
1. Steel Sheet: Uncoated cold-rolled steel sheet.
  2. Directly weld metal pans to stringers; locate welds on top of subtreads where they are concealed by concrete fill. Do not weld risers to stringers.
  3. At Contractor's option, provide stair assemblies with metal pan subtreads filled with reinforced concrete during fabrication.

## 2.10 STAIR RAILINGS

- A. 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: 1-1/2-inch- (38-mm-) round top and bottom rails and 1-1/2-inch- (38-mm-) round posts.
  2. Picket Infill: 1/2-inch- (13-mm-) round pickets spaced less than 4 inches (100 mm) clear.
  3. Gates: Form gates from steel tube of same size and shape as top rails, with infill to match guards. Provide with cam-type, self-closing spring hinges for fastening to wall and overlapping stop with rubber bumper to prevent gate from opening in direction opposite egress.
- B. 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 as shown in NAAMM AMP 521.
- C. Form changes in direction of railings as follows:
1. As detailed.
  2. By inserting prefabricated fittings.
- D. Close exposed ends of railing members with prefabricated end fittings.

- E. 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.
- F. Connect posts to stair framing by direct welding unless otherwise indicated.
- G. 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. For galvanized railings, provide galvanized fittings, brackets, fasteners, sleeves, and other ferrous-metal components.
  - 2. For nongalvanized railings, provide nongalvanized ferrous-metal fittings, brackets, fasteners, and sleeves, except galvanize anchors embedded in exterior masonry and concrete construction.
  - 3. Provide type of bracket with flange tapped for concealed anchorage to threaded hanger bolt and that provides 1-1/2-inch (38-mm) clearance from inside face of handrail to finished wall surface.
- H. 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.

## 2.11 FINISHES

- A. Finish metal stairs after assembly.
- B. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.
  - 1. Do not quench or apply post galvanizing treatments that might interfere with paint adhesion.
  - 2. Fill vent and drain holes that are exposed in the finished Work, unless indicated to remain as weep holes, by plugging with zinc solder and filing off smooth.
- C. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 3, "Power Tool Cleaning."
- D. Apply shop primer to uncoated surfaces of metal stair components, except those with galvanized finishes and those to be embedded in concrete 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.



## PART 3 - EXECUTION

### 3.1 INSTALLING METAL PAN STAIRS

- A. Fastening to In-Place Construction: Provide anchorage devices and fasteners where necessary for securing metal stairs to in-place construction. Include threaded fasteners for concrete and masonry inserts, through-bolts, lag bolts, and other connectors.
- 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. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
- D. 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.
- E. Field Welding: Comply with requirements for welding in "Fabrication, General" Article.
- F. Place and finish concrete fill for treads and platforms to comply with Section 033000 "Cast-in-Place Concrete."
  - 1. Install abrasive nosings with anchors fully embedded in concrete. Center nosings on tread width.
- G. Install precast concrete treads with adhesive 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 or bolting to steel supporting members.
  - 2. Anchor handrail ends to concrete and masonry with steel round flanges welded to rail ends and anchored with postinstalled anchors and bolts.
- B. Attach handrails to wall with wall brackets. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads. Secure wall brackets to building construction as required to comply with performance requirements.

### 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-painted surfaces.
  - 1. Apply by brush or spray to provide a minimum 2.0-mil (0.05-mm) dry film thickness.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

END OF SECTION 055113

## **SECTION 057300 – DECORATIVE METAL 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 decorative railings.

#### 1.3 DEFINITIONS

- A. Railings: Guards, handrails, and similar devices used for protection of occupants at open-sided floor areas, pedestrian guidance and support, visual separation, or wall protection.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. General: In engineering railings to withstand structural loads indicated, determine allowable design working stresses of railing materials based on the following:
  - 1. Aluminum: The lesser of minimum yield strength divided by 1.65 or minimum ultimate tensile strength divided by 1.95.
- B. Structural Performance: 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.
- C. 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.
- D. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

#### 1.5 ACTION SUBMITTALS

- A. Product Data: For the following:
1. Manufacturer's product lines of railings assembled from standard components.
  2. Grout, anchoring cement, and paint products.
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.
- C. Samples for Initial Selection: For products involving selection of color, texture, or design, including mechanical finishes.

#### 1.6 INFORMATIONAL SUBMITTALS

- A. Welding certificates.
- B. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, according to ASTM E 894 and ASTM E 935.

#### 1.7 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of railing from single source from single manufacturer.
- B. Product Options: Information on Drawings and in Specifications establishes requirements for system's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including structural analysis, preconstruction testing, field testing, and in-service performance.
1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- C. Product Options: Drawings indicate size, profiles, and dimensional requirements of railings and are based on the specific system indicated. Refer to Section 01600 "Product Requirements."

1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
  - D. Welding Qualifications: Qualify procedures and personnel according to the following:
    1. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."
  - E. 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 each form and finish of railing consisting of two posts, top rail, infill area, and anchorage system components that are full height and are not less than **24 inches (600 mm)** in length.
    2. Contractor may install one full size mock-up in place. If approved, mock-up may be incorporated into the work.
- 1.8 PROJECT CONDITIONS
- A. Field Measurements: Verify actual locations of walls and other construction contiguous with railings by field measurements before fabrication and indicate measurements on Shop Drawings.
- 1.9 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 suit structural performance requirements.

## 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. Aluminum Decorative Railings:
    - a. Architectural Metal Works.
    - b. Blumcraft of Pittsburgh.
    - c. Laurence, C. R. Co., Inc.

## 2.2 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: Same metal and finish as supported rails unless otherwise indicated.

## 2.3 ALUMINUM

- A. Aluminum, General: Provide alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with strength and durability properties for each aluminum form required not less than that of alloy and temper designated below.
- B. Extruded Bars and Shapes, Including Extruded 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. Plate and Sheet: **ASTM B 209** (**ASTM B 209M**), Alloy 6061-T6.
- E. Castings: ASTM B 26/B 26M, Alloy A356.0-T6.

## 2.4 FASTENERS

- A. Fastener Materials: Unless otherwise indicated, provide the following:
  - 1. Aluminum Components: Type 304 stainless-steel fasteners.
  - 2. Uncoated Steel Components: Plated-steel fasteners complying with ASTM B 633, Class Fe/Zn 25 for electrodeposited zinc coating where concealed; Type 304 stainless-steel fasteners where exposed.
  - 3. Dissimilar Metals: Type 304 stainless-steel fasteners.
- B. Fasteners for Anchoring 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. Provide concealed fasteners for interconnecting railing components and for attaching railings to other work unless otherwise indicated.
  - 1. Provide tamper-resistant flat-head machine screws for exposed fasteners unless otherwise indicated.

- D. Anchors, General: 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.
- E. Post-Installed Anchors: Torque-controlled expansion anchors.
  - 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).

## 2.5 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 Paints and Coatings: Paints and coatings applied to interior decorative metal railings 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 Section 09900 "Painting".
- D. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
  - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- E. Epoxy Zinc-Rich Primer: Complying with MPI#20 and compatible with topcoat.
- F. Intermediate Coats and Topcoats: Provide products that comply with Section 09900 "Painting".
- G. Epoxy Intermediate Coat: Complying with MPI#77 and compatible with primer and topcoat.
- H. Polyurethane Topcoat: Complying with MPI#72 and compatible with undercoat.
- I. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.
- J. 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.

- K. 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: At exterior locations and where indicated 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.

## 2.6 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. Locate weep holes in inconspicuous locations.
- F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.
- G. Connections: Fabricate railings with welded connections unless otherwise indicated.
- H. 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.
- I. Form changes in direction as follows:
  - 1. As detailed.
- J. 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.
- K. Close exposed ends of hollow railing members with prefabricated end fittings.



- L. 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.
- M. 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.

## 2.7 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 shipment.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. 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.

## 2.8 ALUMINUM FINISHES

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2604 and containing not less than 50 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.
  - 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.

### 3.3 RAILING CONNECTIONS

- A. 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.

### 3.4 ANCHORING POSTS

- A. Cover anchorage joint with flange of same metal as post, welded to post after placing anchoring material.
- B. Anchor posts to surfaces with flanges, angle type, or floor type as required by conditions, connected to posts and to metal supporting members as follows:
  - 1. For aluminum railings, attach posts as indicated using fittings designed and engineered for this purpose.

### 3.5 ATTACHING RAILINGS

- A. Anchor railing ends to walls with flanges connected to, or brackets on underside of rails connected to railing ends and anchored to wall construction with anchors and bolts.

### 3.7 CLEANING

- A. Clean aluminum and stainless steel by washing thoroughly with clean water and soap, rinsing with clean water, and wiping dry.
- 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.

### 3.8 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.
- B. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

END OF SECTION 057300



## **SECTION 061053 – MISCELLANEOUS ROUGH 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. Rooftop equipment bases and support curbs.
  - 2. Wood blocking, cants, and nailers.
  - 3. Wood furring and grounds.
  - 4. Wood sleepers.
  - 5. Utility shelving.
  - 6. Plywood backing panels.
- B. Related Requirements:
  - 1. Refer to structural drawings for specification information on all dimensional wood stud framing, sheathing and engineered wood products

#### 1.3 DEFINITIONS

- A. Exposed Framing: Framing not concealed by other construction.
- B. Dimension Lumber: Lumber of 2 inches nominal or greater but less than 5 inches nominal in least dimension.
- C. Timber: Lumber of 5 inches nominal or greater in least dimension.
- D. Lumber grading agencies, and the abbreviations used to reference them, include the following:
  - 1. NeLMA: Northeastern Lumber Manufacturers' Association.
  - 2. NLGA: National Lumber Grades Authority.
  - 3. RIS: Redwood Inspection Service.
  - 4. SPIB: The Southern Pine Inspection Bureau.
  - 5. WCLIB: West Coast Lumber Inspection Bureau.
  - 6. WWPA: Western Wood Products Association.

#### 1.4 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.
  - B. Fastener Patterns: Full-size templates for fasteners in exposed framing.
- 1.5 INFORMATIONAL SUBMITTALS
- A. 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 ALSC Board of Review.
  - B. Evaluation Reports: For the following, from ICC-ES:
    1. Wood-preservative-treated wood.
    2. Fire-retardant-treated wood.
    3. Engineered wood products.
    4. Shear panels.
    5. Power-driven fasteners.
    6. Powder-actuated fasteners.
    7. Expansion anchors.
    8. Metal framing anchors.
- 1.6 QUALITY ASSURANCE
- A. 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.
- 1.7 DELIVERY, STORAGE, AND HANDLING
- A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

## PART 2 - PRODUCTS

### 2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
  1. Factory mark each piece of lumber with grade stamp of grading agency. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
  2. Provide dressed lumber, S4S, unless otherwise indicated.

- B. Maximum Moisture Content of Lumber: 19 percent unless otherwise indicated.
- C. Engineered Wood Products: Provide engineered wood products acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.
  - 1. Allowable Design Stresses: Provide engineered wood products with allowable design stresses, 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.

## 2.2 WOOD-PRESERVATIVE-TREATED LUMBER

- 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. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.
- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat items indicated on the Drawings and the following:
  - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
  - 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
  - 3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
  - 4. Wood framing members that are less than 18 inches above the ground in crawlspaces or unexcavated areas.
  - 5. Wood floor plates that are installed over concrete slabs-on-grade.

## 2.3 DIMENSION LUMBER FRAMING

- A. General: Refer to Structural drawings for Dimensional Lumber Framing notes and specifications

## 2.4 ENGINEERED WOOD PRODUCTS

- A. General: Refer to Structural drawings for Engineered Wood Products notes and specifications

## 2.5 SHEAR WALL PANELS

- A. General: Refer to Structural drawings for Shear Wall Panel notes and specifications

## 2.6 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
  - 1. Blocking.
  - 2. Nailers.
  - 3. Rooftop equipment bases and support curbs.
  - 4. Cants.
  - 5. Furring.
  - 6. Grounds.
  - 7. Utility shelving.
- B. For items of dimension lumber size, refer to the structural drawings.

## 2.7 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
  - 1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.

## 2.8 METAL FRAMING ANCHORS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:
  - 1. Cleveland Steel Specialty Co.
  - 2. KC Metals Products, Inc.
  - 3. Phoenix Metal Products, Inc.
  - 4. Simpson Strong-Tie Co., Inc.
  - 5. USP Structural Connectors.
- B. 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.



## 2.9 MISCELLANEOUS MATERIALS

- A. Sill-Sealer Gaskets: Glass-fiber-resilient insulation, fabricated in strip form, for use as a sill sealer; 1-inch nominal thickness, compressible to 1/32 inch; selected from manufacturer's standard widths to suit width of sill members indicated.

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
- B. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- C. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.
- D. Shear Wall Panels: Install shear wall panels to comply with manufacturer's written instructions.
- E. Metal Framing Anchors: Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.
- F. Install sill sealer gasket to form continuous seal between sill plates and foundation walls.
- G. Do not splice structural members between supports unless otherwise indicated.
- H. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- I. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.
- J. Securely attach rough carpentry work to substrate by anchoring and 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.
  - 3. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.
- K. Use steel common nails unless otherwise indicated.

### 3.2 PROTECTION

- A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
- B. Protect rough carpentry from weather.

END OF SECTION 061053

## **SECTION 064023 - INTERIOR ARCHITECTURAL WOODWORK**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. General: Refer to Division 12 sections for all plastic laminate clad casework and countertops

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Interior standing and running trim.
  - 2. Shop finishing of interior woodwork.
- B. Note: Refer to Section 123216 for cabinets specifications

#### 1.3 DEFINITIONS

- A. Interior architectural woodwork includes wood furring, blocking, shims, and hanging strips for installing woodwork items unless concealed within other construction before woodwork installation.

#### 1.4 SUBMITTALS

- A. Product Data: For panel products, high-pressure decorative laminate, solid-composite material, cabinet hardware and accessories, finishing materials and processes.
- B. Shop Drawings: Show location of each item, dimensioned plans and elevations, large-scale details, attachment devices, and other components.
  - 1. Show locations and sizes of furring, blocking, and hanging strips, including concealed blocking and reinforcement specified in other Sections.
  - 2. Show locations and sizes of cutouts and holes for plumbing fixtures, faucets, soap dispensers and other items installed in architectural woodwork.
  - 3. Show veneer leaves with dimensions, grain direction, exposed face, and identification numbers indicating the flitch and sequence within the flitch for each leaf.
- C. Samples for Initial Selection:
  - 1. Shop-applied transparent finishes.
  - 2. Plastic laminates.
  - 3. Solid-composite materials.

D. Samples for Verification:

1. Lumber with transparent finish, not less than 5 inches (125 mm) wide by 24 inches (600 mm) long, for each species and cut, finished on 1 side and 1 edge.
2. Veneer-faced panel products with transparent finish, 24 by 24 inches (600 by 600 mm), for each species and cut. Include at least one face-veneer seam and finish as specified.
3. Lumber and panel products with shop-applied opaque finish, not less than 5 inches (125 mm) wide by 24 inches (600 mm) long, finished on 1 side and 1 edge.
4. Plastic laminates, 8 by 10 inches (200 by 250 mm), for each type, color, pattern, and surface finish, with 1 sample applied to core material and specified edge material applied to 1 edge.
5. Solid-composite materials, 6 inches (150 mm) square.
6. Corner pieces as follows:
  - a. Miter joints for standing trim.

E. Product Certificates: For each type of product, signed by product manufacturer.

F. Qualification Data: For fabricator.

1.5 QUALITY ASSURANCE

- A. 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.
- B. Source Limitations: Engage a qualified woodworking firm to assume undivided responsibility for production of interior architectural woodwork with sequence-matched wood veneers.
- C. Quality Standard: Unless otherwise indicated, comply with AWI's "Architectural Woodwork Quality Standards" for grades of interior architectural woodwork indicated for construction, finishes, installation, and other requirements.
  1. The Contract Documents contain selections chosen from options in the quality standard and additional requirements beyond those of the quality standard. Comply with such selections and requirements in addition to the quality standard.
- D. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  1. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Do not deliver woodwork until painting and similar operations that could damage woodwork have been completed in installation areas. If woodwork must be stored in other than installation areas, store only in areas where environmental conditions comply with requirements specified in "Project Conditions" Article.

## 1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Field Measurements: Where woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
  - 1. Locate concealed framing, blocking, and reinforcements that support woodwork by field measurements before being enclosed, and indicate measurements on Shop Drawings.

## 1.8 COORDINATION

- A. Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that interior architectural woodwork can be supported and installed as indicated.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. General: Provide materials that comply with requirements of AWI's quality standard for each type of woodwork and quality grade specified, unless otherwise indicated.
- B. Wood Species for Opaque Finish: Any closed-grain hardwood.
- C. Wood Products: Comply with the following:
  - 1. Veneer-Faced Panel Products (Hardwood Plywood): HPVA HP-1, made with adhesive containing no urea formaldehyde.
- D. High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated or, if not indicated, as required by woodwork quality standard.
  - 1. Manufacturer: Subject to compliance with requirements, provide high-pressure decorative laminates by one of the manufacturers listed on the finish schedule.

### 2.2 MISCELLANEOUS MATERIALS

- A. Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln dried to less than 15 percent moisture content.
- B. Anchors: Select material, type, size, and finish required for each substrate for secure anchorage. Provide nonferrous-metal or hot-dip galvanized anchors and inserts on

inside face of exterior walls and elsewhere as required for corrosion resistance. Provide toothed-steel or lead expansion sleeves for drilled-in-place anchors.

- C. Adhesives, General: Do not use adhesives that contain urea formaldehyde.
- D. Adhesive for Bonding Plastic Laminate: Unpigmented contact cement
  - 1. Adhesive for Bonding Edges: Hot-melt adhesive or adhesive specified above for faces.

## 2.3 FABRICATION, GENERAL

- A. Interior Woodwork Grade: Unless otherwise indicated, provide Premium-grade interior woodwork complying with referenced quality standard.
- B. Wood Moisture Content: Comply with requirements of referenced quality standard for wood moisture content in relation to ambient relative humidity during fabrication and in installation areas.
- C. Fabricate woodwork to dimensions, profiles, and details indicated. Ease edges to radius indicated for the following:
  - 1. Corners of Cabinets and Edges of Solid-Wood (Lumber) Members **3/4 Inch (19 mm)** Thick or Less: **1/16 inch (1.5 mm)**.
  - 2. Corners of Cabinets and Edges of Solid-Wood (Lumber) Members and Rails: **1/16 inch (1.5 mm)**.
- D. Complete fabrication, including assembly, finishing, and hardware application, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
  - 1. Notify Architect seven days in advance of the dates and times woodwork fabrication will be complete.
  - 2. Trial fit assemblies at fabrication shop that cannot be shipped completely assembled. Install dowels, screws, bolted connectors, and other fastening devices that can be removed after trial fitting. Verify that various parts fit as intended and check measurements of assemblies against field measurements indicated on Shop Drawings before disassembling for shipment.
- E. Shop-cut openings to maximum extent possible to receive hardware, appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.
  - 1. Seal edges of openings in countertops with a coat of varnish.

## 2.4 INTERIOR STANDING AND RUNNING TRIM FOR OPAQUE FINISH

- A. Grade: Premium.

- B. Wood Species: Any closed-grain hardwood.
- C. Backout or groove backs of flat trim members and kerf backs of other wide, flat members, except for members with ends exposed in finished work.
- D. Opaque Finish:
  - 1. Grade: Premium.
  - 2. Color: As indicated on the drawings.
  - 3. Sheen: Semigloss, 46-65 gloss units measured on 60-degree gloss meter per ASTM D 523.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Before installation, condition woodwork to average prevailing humidity conditions in installation areas.
- B. Before installing architectural woodwork, examine shop-fabricated work for completion and complete work as required, including removal of packing and backpriming.

### 3.2 INSTALLATION

- A. Grade: Install woodwork to comply with requirements for the same grade specified in Part 2 for fabrication of type of woodwork involved.
- B. Assemble woodwork and complete fabrication at Project site to comply with requirements for fabrication in Part 2, to extent that it was not completed in the shop.
- C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install level and plumb (including tops) to a tolerance of **1/8 inch in 96 inches (3 mm in 2400 mm)**.
- D. Scribe and cut woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
- E. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing as required for complete installation. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with woodwork and matching final finish if transparent finish is indicated.
- F. Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Do not use pieces less than 96 inches (2400 mm) long, except where shorter single-length pieces are necessary.
  - 1. Fill gaps, if any, between top of base and wall with plastic wood filler, sand smooth, and finish same as wood base if finished.

2. Install standing and running trim with no more variation from a straight line than 1/8 inch in 96 inches (3 mm in 2400 mm).
  3. Joints in standing and running trim shall be diagonal cut and glued – typical.
- G. Paneling: Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use face fastening, unless covered by trim.
1. Install flush paneling with no more than 1/16 inch in 96-inch (1.5 mm in 2400-mm) vertical cup or bow and 1/8 inch in 96-inch (3 mm in 2400-mm) horizontal variation from a true plane.
- H. Touch up finishing work specified in this Section after installation of woodwork. Fill nail holes with matching filler where exposed.

### 3.3 ADJUSTING AND CLEANING

- A. Repair damaged and defective woodwork, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.
- B. Clean woodwork on exposed and semiexposed surfaces. Touch up shop-applied finishes to restore damaged or soiled areas.

END OF SECTION 064023



## **SECTION 066150 - MARBLE TUB AND SHOWER PANEL SYSTEMS**

### PART 1 - GENERAL

#### 1.1 SUMMARY

##### A. Section Includes

1. Cast marble tub and shower panel systems, with related accessories.
2. Cast Marble Shower Pans

#### 1.2 REFERENCES

- A. ANSI Z-124.1 - American National Standard for Plastic Fabrications; American National Standards Institute
- B. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials
- C. NFPA 101 - Code for Safety to Life from Fire in Buildings and Structures; National Fire Protection Association

#### 1.3 SUBMITTALS

##### A. Submit under provisions of Section 01330.

##### B. Product Data:

1. Manufacturer's printed product data indicating compliance with specified requirements.
2. Manufacturer's cleaning and maintenance data.

##### C. Shop Drawings:

1. Submit plans, elevations, and detail sections. Indicate overall dimensions, material thickness, location and size of cutouts, anchorage provisions and attachment methods. Indicate coordination requirements for adjacent and interfacing work.

##### D. Selection Samples: For each product specified, provide color chips or booklet representing manufacturer's full range of available colors and patterns.

##### E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, represent actual product, color, and patterns.

#### 1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Member of International Cast Polymer Alliance (ICPA), with not less than five years of experience in manufacturing products similar to those required for this project.
- B. Installer Qualifications: Not less than five installations of comparable scope within the past three years.
  - 1. Provide list of contacts for recently completed projects.
  - 2. Architect may inspect installations and reject proposed installer on the basis of references or quality of work.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, application workmanship, and overall appearance of installation.
  - 1. Install complete set of products in area designated by Architect.
  - 2. Do not proceed with remaining work until workmanship, color, and finish have been approved by Architect.
  - 3. Approved mock-up may become part of the work.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not deliver cast marble materials until painting and similar operations that could damage the cast marble have been completed in installation areas.
- B. Packing and Shipping: Pack countertops, tub and shower surrounds, and other flat products in wooden crates to minimize shipping damage. Palletize other components.
- C. Check for shipping damage during unloading at site and notify manufacturer immediately of any obvious damage.
- D. Store products under shelter, off the ground, and protected from moisture. Materials must be at room temperature prior to installation. Handle products to prevent physical damage. Protect surfaces from staining, scratching, and other damage during handling and installation.

#### 1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify shop drawings with field measurements prior to fabrication.
- B. Coordination: Coordinate construction activities of this section with construction activities specified in related sections.

#### 1.7 WARRANTY

- A. Tub and Shower Panel Systems: Manufacturer's five-year labor and materials warranty on defective materials.

## PART 2 - PRODUCTS

### 2.1 CAST MARBLE MATERIAL

#### A. MANUFACTURERS

1. Mincey Marble Manufacturing, Inc.; 4321 Browns Bridge Road, Gainesville, GA 30504. Toll Free: 800-533-1806. Ph: 770.532.0451 Fax: 770-531-0935.
2. Prior approved manufacturer.

#### B. MATERIALS

1. Provide cast marble fabrications made of proprietary resin and gel coat finish with finished properties as described under specific product types.

#### C. TUB AND SHOWER PANEL SYSTEMS

1. Material: MINCORT™ panels, Class A per ASTM E 84, with properties as follows per ASTM E 84: Flame Spread: 25 or less And Smoke Developed: 450 or less.
2. TS-VN Vintage Series: Thickness of 1/4 inch (6.3 mm); height and width as indicated on the drawings. TS-VN 3" x 6" Subway brick pattern – Gloss finish

#### D. Trim and Accessories: Matching trim and accessory pieces

#### E. Color and Pattern: As selected from manufacturer's standards.

### 2.2 SHOWER BASES

#### A. Material: Manufacturer's standard proprietary cast marble material.

#### B. Size: As indicated.

#### C. Configuration: One piece show receptor with integral curbs.

#### D. Color and Pattern: As selected from manufacturer's standards.

### 2.3 FABRICATION

#### A. Use molds materials, methods, and procedures that will result in proper texture and finish.

#### B. Fabricate to required profiles and dimensions. To the greatest extent possible, fabricate each unit as a continuous piece, without joints, and configured to minimize on-site cutting or other modifications.

#### C. Ease all edges and sand smooth; provide uniform finish on all exposed surfaces.

## PART 3 - EXECUTION

### 3.1 PREPARATIONS

- A. Condition cast marble to room temperature (65 degrees or above) before handling

### 3.2 INSTALLATION

- A. General: Install in accordance with manufacturer's instructions and approved shop drawings. Install components to be plumb, level, and rigid. Neatly scribe to adjoining surfaces, and field trim as required for snug fit. Replace any component that is cracked, chipped, broken, or otherwise defective.
- B. Do not begin installation until substrates have been properly prepared. If substrate preparation is the responsibility of another installer, notify General Contractor or Architect of unsatisfactory preparation before proceeding.
- C. Tub and Shower Panel System: Cut openings as required for installation of plumbing fittings. Secure soap dishes to panels with silicone joint sealer, as recommended by panel manufacturer.
- D. Panels: All panel systems shall be installed as shown on Shop Drawings and as specified by mfg.
  - 1. Install components plumb, level and tightly to substrate. Scribe to adjacent finishes
  - 2. Remove all dust and other contaminants from back of panels
  - 3. Do not use water or denatured alcohol to clean back of panel. Use dry cloth.
- E. Shower Pans: Review manufacturer's installation instructions to ensure proper installation is achieved.
- F. Adhesives and Sealants: As specified in Section 07900, and as follows:
  - 1. To adhere cast marble panels to gypsum wallboard, use LN-933 Liquid Nails, Nail-No-More, or other product recommended by manufacturer.
  - 2. For joints between cast marble panels, use a mildew resistant 100 percent silicone joint sealer; siliconized caulking compound is not acceptable.
  - 3. For sealing cast marble panels at adjoining surfaces such as gypsum wallboard, use mildew resistant latex caulk joint sealer, such as Phenoseal Acrylic Caulk by Gibson-Homans, or other product recommended by cast marble panel manufacturer.

### 3.3 CLEANING

- A. Protect surfaces of installed products until completion of project.

END OF SECTION 066150



## **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 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Modified bituminous sheet waterproofing.
  - 2. Molded-sheet drainage panels.

#### 1.3 SUBMITTALS

- A. Product Data: Include manufacturer's written instructions for evaluating, preparing, and treating substrate, technical data, and tested physical and performance properties of waterproofing.
- B. Shop Drawings: Show locations and extent of waterproofing. Include details for 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 the following products:
  - 1. 12-by-12-inch (300-by-300-mm) square of waterproofing and flashing sheet.
  - 2. 4-by-4-inch (100-by-100-mm) square of drainage panel.
- D. Installer Certificates: Signed by manufacturers certifying that installers comply with requirements.
- E. Qualification Data: For Installer.
- F. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for waterproofing.
- G. Warranties: Special warranties specified in this Section.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A firm that is acceptable to waterproofing manufacturer for installation of waterproofing required for this Project.
- B. Source Limitations: Obtain waterproofing materials through one source from a single manufacturer.
- C. Mockups: Before beginning installation, install waterproofing to 100 sq. ft. (9.3 sq. m) of deck to demonstrate surface preparation, crack and joint treatment, corner treatment, and execution quality.
  - 1. If Architect determines mockups do not comply with requirements, reapply waterproofing and reinstall overlying construction until mockups are approved.
  - 2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- D. 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.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver liquid materials to Project site in original packages with seals unbroken, labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged packages in a clean, dry, protected location and within temperature range required by waterproofing manufacturer.
- C. Remove and replace liquid materials that cannot be applied within their stated shelf life.
- D. Store rolls according to manufacturer's written instructions.
- E. Protect stored materials from direct sunlight.

#### 1.6 PROJECT 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.



## 1.7 WARRANTY

- A. Special Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to replace waterproofing material that does not comply with requirements or that fails to remain watertight within specified warranty period. This warranty shall be an all-inclusive labor and materials warranty.
  - 1. Warranty does not include failure of waterproofing due to failure of substrate prepared and treated according to requirements or formation of new joints and cracks in substrate exceeding 1/16 inch (1.6 mm) in width.
  - 2. Warranty Period: Seven years from date of Substantial Completion.
- B. Special Installer's Warranty: Specified form, signed by Installer, covering Work of this Section, for warranty period of two years.
  - 1. Warranty includes removing and reinstalling protection board, drainage panels, and concrete decks.

## PART 2 - PRODUCTS

### 2.1 MODIFIED BITUMINOUS SHEET WATERPROOFING

- A. Modified Bituminous Sheet: Not less than 60-mil- (1.5-mm-) thick, self-adhering sheet consisting of 56 mils (1.4 mm) of rubberized asphalt laminated to a 4-mil- (0.10-mm-) thick, polyethylene film with release liner on adhesive side and 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. **GCP; Bituthene System 4000.**
    - b. **Mapei; Planiseal Membrane SA1.**
  - 2. Physical Properties:
    - a. Tensile Strength: 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. Hydrostatic-Head Resistance: 150 feet (45 m) minimum; ASTM D 5385.
    - g. Water Absorption: 0.15 percent weight-gain maximum after 48-hour immersion at 70 deg F (21 deg C); ASTM D 570.
    - h. Vapor Permeance: 0.05 perms (2.9 ng/Pa x s x sq. m); ASTM E 96, Water Method.

## 2.2 MOLDED SHEET DRAINAGE PANELS

- A. Geocomposite Drainage Sheet System: 0.375 inch (10mm) thick geocomposite drainage sheet system, comprising a high impact, studded polystyrene core. Covered on one side with a non-woven, needle punched polypropylene filter fabric and with high backing film on the other.
1. Products: Subject to compliance with requirements, provide one of the following:
    - a. **GCP; Hydroduct 660.**
    - b. **Mapei; Mapedrain 25.**
  2. Physical Properties:
    - a. Drainage Core:
      - 1) Polymer: High Impact Polystyrene
      - 2) Thickness: 0.375 inch (9.5mm); ASTM C 366 Method B
      - 3) Compressive Strength: 860 kPa (18,000 lbs/ft<sup>2</sup>); ASTM D 1621
      - 4) Flow Rate: 15 gal/min./ft (186 L/min./m); ASTM D 4716
    - b. Geotextile:
      - 1) Type: Nonwoven
      - 2) Polymer: Polypropylene
      - 3) Weight: 8.0 oz/yd<sup>2</sup> (270 g/m<sup>2</sup>); ASTM D 3776
      - 4) Tensile Strength: 225 lbs (1000 N); ASTM D 4632
      - 5) Trapezoidal Tear: 125 lbs (555 N); ASTM D 4533
      - 6) Apparent Open Size: 100 U.S. sieve (0.147mm); ASTM D 4751
      - 7) Permittivity: 80 gal/min./ft<sup>2</sup> (3050 L/min.m<sup>2</sup>); ASTM D 4491
      - 8) Mullen Burst: 690 lbs/in.<sup>2</sup> (4750 kPa); ASTM D 3786
      - 9) Puncture Strength: 150 lbs (68 kg); ASTM D 4833

## 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 manufacturer of sheet waterproofing material.
- C. Surface Conditioner: Liquid, waterborne surface conditioner recommended for substrate by manufacturer of sheet waterproofing material.
- D. Sheet Strips: Self-adhering, rubberized-asphalt sheet strips of same material and thickness as sheet waterproofing.
- E. Mastic, Adhesives, and Tape: Liquid mastic and adhesives, and adhesive tapes recommended by waterproofing manufacturer.

1. Detail Tape: Two-sided, pressure-sensitive, self-adhering reinforced tape, 4-1/2 inches (114 mm) wide, with a tack-free protective adhesive coating on one side and release film on self-adhering side.
  2. Detail Strips: 62.5-mil- (1.58-mm-) thick, felt-reinforced self-adhesive strip, 9 inches (229 mm) wide, with release film on adhesive side.
- F. Metal Termination Bars: Aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm) thick, predrilled at 9-inch (229-mm) centers.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance.
1. Verify that concrete has cured and aged for minimum time period recommended by waterproofing manufacturer.
  2. Verify that concrete is visibly dry and free of moisture. Test for capillary moisture by plastic sheet method according to ASTM D 4263.
  3. Verify that compacted subgrade is dry, smooth, and sound; and ready to receive adhesive-coated HDPE sheet.
  4. 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. Corners: Prepare, prime, and treat inside and outside corners according to ASTM D 6135.
1. Install membrane strips centered over vertical inside corners. Install 3/4-inch (19-mm) fillets of liquid membrane on horizontal inside corners and as follows:
    - a. At footing-to-wall intersections, extend liquid membrane each direction from corner or install membrane strip centered over corner.
    - b. At plaza deck-to-wall intersections, extend liquid membrane or sheet strips onto deck waterproofing and to finished height of sheet flashing.
- 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 according to waterproofing manufacturer's written instructions and according to recommendations in ASTM D 6135.
- B. Apply primer to substrates at required rate and allow 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 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 point to high point of decks to ensure that side laps shed water.
- E. Apply continuous sheets over sheet strips bridging substrate cracks, construction, and contraction joints.
- F. Seal exposed edges of sheets at terminations not concealed by metal counterflashings or ending in reglets with mastic.
- G. Install sheet waterproofing and auxiliary materials to tie into adjacent waterproofing.
- 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.
- I. Install protection course with butted joints over waterproofing membrane immediately.
- J. Correct deficiencies in or remove sheet waterproofing that does not comply with requirements; repair substrates, reapply waterproofing, and repair sheet flashings.

### 3.4 MOLDED-SHEET DRAINAGE PANEL INSTALLATION

- A. Place and secure molded-sheet drainage panels, with geotextile facing away from wall or deck substrate, according to manufacturer's written instructions. Use adhesives that do not penetrate waterproofing. Lap edges and ends of geotextile to maintain continuity. Protect installed molded-sheet drainage panels during subsequent construction.

### 3.5 FIELD QUALITY CONTROL

- A. Contractor shall 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.

### 3.6 PROTECTION AND CLEANING

- A. Do not permit foot or vehicular traffic on unprotected membrane.
- B. Protect waterproofing from damage and wear during remainder of construction period.
- C. Protect installed drainage panels from damage due to UV light, harmful weather exposures, physical abuse, and other causes. Provide temporary coverings where insulation will be subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.
- D. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 0713326



## **SECTION 072100 - BUILDING 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.
  - 2. Loose-fill insulation

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Installer's Certification: Listing type, manufacturer, and R-value of insulation installed in each element of the building thermal envelope.
  - 1. For blown-in or sprayed fiberglass and cellulosic-fiber loose-fill insulation, indicate initial installed thickness, settled thickness, settled R-value, installed density, coverage area, and number of bags installed.
  - 2. Sign, date, and post the certification in a conspicuous location on Project site.
- B. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each product.

#### 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. Guardian Building Products, Inc.
  3. Johns Manville.
  4. Knauf Insulation.
  5. 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.

### 2.2 LOOSE-FILL INSULATION

- A. Glass-Fiber Loose-Fill Insulation: ASTM C764, **Type I for pneumatic application.**
1. Basis-of-Design Product: Subject to compliance with requirements, provide CertainTeed Corporation; **InsulSafe®SP Premium Loosefill Insulation** or comparable product by one of the following:
    - a. Johns Manville; a Berkshire Hathaway company.
    - b. Knauf Insulation.
    - c. Owens Corning
  2. Flame-Spread Index: Not more than 5 when tested in accordance with ASTM E84.
  3. Smoke-Developed Index: Not more than 5 when tested in accordance with ASTM E84.

### 2.3 ACCESSORIES

- A. Insulation for Miscellaneous Voids:
1. Glass-Fiber Insulation: ASTM C764, Type II, loose fill; with maximum flame-spread and smoke-developed indexes of 5, per ASTM E84.
- B. Eave Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed and sized to fit between roof framing members and to provide ventilation between insulated attic spaces and vented eaves.



## 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. Install insulation with manufacturer's R-value label exposed after insulation is installed.
- D. 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.
- E. 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. 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.
  - 5. For metal-framed wall cavities where cavity heights exceed 96 inches (2438 mm), support unfaced blankets mechanically and support faced blankets by taping flanges of insulation to flanges of metal studs.
  - 6. For wood-framed construction, install blankets according to ASTM C 1320 and as follows:

- a. With faced blankets having stapling flanges, lap blanket flange over flange of adjacent blanket to maintain continuity of vapor retarder once finish material is installed over it.
  - C. 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).
    - 2. Spray Polyurethane Insulation: Apply according to manufacturer's written instructions.
  - D. Loose-Fill Insulation: Apply in accordance with ASTM C1015 and manufacturer's written instructions.
    - 1. Level horizontal applications to uniform thickness as indicated, lightly settle to uniform density, but do not compact excessively.
    - 2. For cellulosic-fiber loose-fill insulation, comply with CIMA's Bulletin #2, "Standard Practice for Installing Cellulose Insulation."
- 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.
- 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 – WEATHER BARRIERS**

### 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. Commercial weather barrier assemblies.
  - 2. Flexible flashing.
  - 3. Weather barrier flashing.
  - 4. Fluid-applied flashing.
  - 5. Weather barrier accessories.
  - 6. Drainage material.

#### 1.3 DEFINITIONS

- A. Weather Barrier: A combination of materials and accessories that do the following:
  - 1. Prevent the accumulation of water as a water-resistive barrier.
  - 2. Minimize the air leakage into or out of the building envelope as a continuous air barrier.
  - 3. Provide sufficient water vapor transmission to enable drying as a vapor-permeable membrane.
- B. Water-Resistive Barrier: A combination of materials and accessories that prevent the accumulation of water within the wall assembly per International Building Code Section 1403.2.
- C. Continuous Air Barrier: The combination of interconnected materials, assemblies, and sealed joints and components of the building envelope that minimize air leakage into or out of the building envelope per ASHRAE 90.1 section 5.4.3.1.
- D. Vapor Diffusion: A slow movement of individual water vapor molecules from regions of higher to lower water vapor concentration (higher to lower vapor pressure).
- E. Vapor Permeable Membrane: The property of having a water-vapor permeance rating of 10 perms (575 ng/Pa x s x sq. m) or greater, when tested in accordance with the desiccant method using Procedure A of ASTM E96 per definition in International Building Code. Vapor permeable material permits the passage of moisture vapor through vapor diffusion.

#### 1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at **Project site**.

1. Meet with Owner, Architect, Manufacturer's Certified Installer, **weather barrier manufacturer's designated field representative**, and installers of work that interfaces with or affects weather barrier.
2. Review methods and procedures related to weather barrier installation, including manufacturer's written instructions.
3. Review and finalize construction, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Examine substrate conditions and finishes for compliance with requirements.
5. Review flashings, special weather barrier details, weather barrier penetrations, and condition of other construction that affects weather barrier.
6. Review weather barrier manufacturer's Project Registration and Observation process.
7. Review Construction Indoor Air Quality Management Plan "Moisture Protection for Absorbent Materials."
8. Review temporary protection requirements for weather barrier during and after installation.

#### 1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. For weather barrier, include data on air and water-vapor permeance based on testing in accordance with referenced standards.

B. Sustainable Design Submittals:

1. Test Reports: Envelope testing and verification of the following:
  - a. Water-Spray Test.
  - b. Air Infiltration Test.
  - c. Water Penetration Test.
2. Product Data: Including the following information:
  - a. Provide Environmental Product Declarations (EPDs)
  - b. Provide SDS (formerly MSDS), third-party certifications, or product technical data confirming that systems meet or exceed emissions guidelines for volatile organic compounds (VOCs) and hazardous air pollutants (HAPs), as follows:
    - 1) Commercial weather barrier complies with California Department of Public Health (CDPH) Standard.
    - 2) Adhesives and sealants wet-applied on-site are to meet/exceed VOC content requirements for wet-applied products and comply with SCAQMD Rule 1168.
    - 3) Flashing systems comply with SCAQMD Rule 1168 on VOC limits.

C. Shop Drawings: Show details of weather barrier at terminations, openings, and penetrations. Show details of flexible flashing applications.

## 1.6 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For **weather barrier and flexible flashing**, from ICC-ES.
- B. Manufacturer's Instructions: For installation of each product specified.
- C. Qualification Data: For Installer
- D. Sample Warranty: For manufacturer's warranty.
- E. Reports: Field test and inspection reports.
- F. Installer's weather barrier manufacturer-training certificate.

## 1.7 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified firm that is certified by weather barrier system manufacturer to install manufacturer's product.
- B. Manufacturer's Field Service: Register Project with weather barrier manufacturer prior to installation of weather barrier and comply with weather barrier manufacturer's Project registration and observation process.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Do not store near heat source or open flame.

## 1.9 WARRANTY

- A. Manufacturer's Product and Labor Warranty: Manufacturer agrees to repair or replace weather barrier that fails in materials within specified warranty period, including removal and replacement of affected construction up to manufacturer's limits.

- 1. Warranty Period: 10 years from date of purchase.

# PART 2 - PRODUCTS

## 2.1 MANUFACTURERS

- A. Source Limitations: Obtain weather barrier assembly components, including **weather barrier flashing** from **same manufacturer as weather barrier or manufacturer approved by weather barrier manufacturer**.

## 2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed weather barrier and accessories shall withstand specified wind pressures, liquid water penetration, and water vapor pressures without failure due to defective manufacture of products.

B. High-Performance Installations:

1. For installation with one of the following building envelope performance or structural characteristics:
  - a. Exceeding 65 mph (100 km/h) equivalent structural load.
  - b. Exceeding 15 mph (24 km/h) equivalent wind-driven rainwater infiltration.
  - c. Buildings with 60 ft. (18 m) or more total height above grade plane, as defined in the International Building Code.
  - d. Construction with gypsum or cement-based exterior sheathing.
  - e. Non-wood based primary structure such as steel, light gage steel, masonry, or concrete.

2.3 WEATHER BARRIER

- A. Commercial Building Wrap: ASTM E2357 passed, ABAA (Air Barrier Association of America) evaluated air barrier assembly, and assembly water resistance per ASTM E331; with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested in accordance with ASTM E84; UV stabilized for nine-month exposure; and acceptable to authorities having jurisdiction.
  1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; **Tyvek CommercialWrap** or comparable product by one of the following:
    - a. Prior approved manufacturer in accordance with division 01 specifications.
  2. System Description, Single-Layer Weather Barrier: Single-layer weather barrier, including flashing and sealing of penetrations and seams.
  3. Drainability: 98 percent or greater when tested in accordance with ASTM E2273.
  4. Air Permeance, Product: Not more than 0.001 cfm/sq. ft. at 1.57 lbf/sq. ft. (0.005 L/s x sq. m at 75 Pa) when tested in accordance with ASTM E2178.
  5. Air Permeance, Assembly: Not more than 0.04 cfm/sq. ft. at 1.57 lbf/sq. ft. (0.2 L/s x sq. m at 75 Pa) when tested in accordance with ASTM E 2357 and evaluated by ABAA.
  6. Water Penetration Resistance, Product: Hydrostatic head resistance greater than 7.7 ft. (2.35 m) in accordance with AATTC 127.
  7. Water Penetration Resistance, Assembly: Assembly wall specimen described in ASTM E2357 to water resistance in accordance with ASTM E331 to 15 lbf/sq. ft. (718 Pa).
  8. Water-Vapor Permeance: Not less than 23 perms (1300 ng/Pa x s x sq. m) per ASTM E96/E96M, Desiccant Method (Procedure A) or not less than 28 perms (1600 ng/Pa x s x sq. m) per ASTM E96/E96M, Water Method (Procedure B).
  9. Water-Vapor Permeance: Not less than 30 perms (1700 ng/Pa x s x sq. m) per ASTM E96/E96M, Desiccant Method (Procedure A) or not less than 46 perms (2600 ng/Pa x s x sq. m) per ASTM E96/E96M, Water Method (Procedure B).
  10. Allowable UV Exposure Time: Not less than nine months when tested in accordance with ASTM G155 (Accelerated Weathering).
  11. Flame Propagation Test: Materials and construction shall be as tested in accordance with NFPA 285.
  12. Heat and Visible Smoke Release Rates: Maximum rates in accordance with NFPA 285.

- a. Peak Heat Release: 13,217 Btu/sq. ft. (150 kW/sq. m).
- b. Total Heat Release: 1762 Btu/sq. ft. (20 MJ/sq. m)
- c. Effective Heat of Combustion: 7744 Btu/lb (18 MJ/kg)

13. Weather barrier system to have a VOC content of 30 g/L or less.

## 2.4 WEATHER BARRIER FLASHING

- A. Conformable Weather Barrier Flashing: Composite flashing material composed of micro-creped, polyethylene laminate with a 100 percent butyl-based adhesive layer; AAMA 711 Class A (no primer), Level 3 thermal exposure, 176 deg F (80 deg C) for seven days.
  1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; FlexWrap NF
  2. Conformability: Able to create a seamless sill pan extending up the jambs without cuts, patches, or fasteners.
  3. Water Penetration: No leakage at 15 psf (720 Pa) per ASTM E331.
  4. Low Temperature Adhesion: Exceeds minimum value of 1.5 lb./in. (0.26N/mm) at 25 deg F (minus 4 deg C) as Class A (without primer use).
  5. Adhesion After Water Immersion: Exceeds minimum value of 1.5 lb./in. (0.26N/mm), after AAMA 800, Sections 2.4.1.3.1/2.4.1.4.3, Test B.
- B. Strip Flashing: Composite flashing material composed of spunbonded polyethylene laminate with 100 percent butyl-based, dual-sided, adhesive layer; AAMA 711, Class A (no primer), Level 3 thermal exposure, 176 deg F (80 deg C) for seven days.
  1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; **StraightFlash**
  2. Water Penetration: No leakage at 15 psf (720 Pa) per ASTM E331.
  3. Low Temperature Adhesion: Exceeds minimum value of 1.5 lb./in. (0.26N/mm) at 25 deg F (minus 4 deg C) as Class A without primer use.
  4. Adhesion After Water Immersion: Exceeds minimum value of 1.5 lb./in. (0.26N/mm), after AAMA 800, Sections 2.4.1.3.1/2.4.1.4.3, Test B.

## 2.5 FLUID-APPLIED FLASHING

- A. Fluid-Applied Flashing: Trowel or brush applied, non-water soluble, single component, silyl terminated polyether technology (STPE), vapor permeable, flashing material.
  1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; Tyvek Fluid Applied Flashing & Joint Compound+
  2. VOC Content: ASTM C1250, less than 2 percent by weight and between 25 to 30 g/L.
  3. Water Vapor Transmission: ASTM E96, Method B, greater than 20 perms (1100 ng/Pa x s x sq. m) at 25 mils (0.635 mm) thick.
  4. Minimum Tensile Strength: ASTM D412, 165 lb/sq. ft. (1140 kPa).
  5. Minimum Elongation at Break: ASTM D412; 360 percent.

## 2.6 WEATHER BARRIER ACCESSORIES

- A. Building-Wrap Tape: Pressure-sensitive plastic tape recommended by weather barrier manufacturer for sealing joints and penetrations in commercial building wrap.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; Tyvek Tape or comparable product.
- B. Closed-Cell Polyurethane Foam Insulation: Low-pressure, low-expansion, single-component polyurethane foam, with maximum flame-spread and smoke-developed indexes of 15 and 25, respectively, per ASTM E84.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; GS Pro or comparable product.
- C. Fasteners with Self-Gasketing Washers: Commercial building wrap manufacturer's recommended pneumatically or hand-applied fasteners with **1-inch- (25-mm-)** diameter, high-density polyethylene cap washers with UV inhibitors.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; Tyvek Wrap Caps or comparable product.
- D. Primer for Flashings: Synthetic rubber-based product; spray applied. Strengthen adhesive bond at low temperature applications between weather products such as self-adhered flashing products, commercial building wraps, and common building sheathing materials.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide DuPont de Nemours, Inc.; DuPont Adhesive Primer or comparable product.
  - 2. Peel Adhesion Test: Passes in accordance with ASTM D3330, Test Method F, for the following.
    - a. Peel Angles: 0, 25, 72, and 180 degrees.
    - b. Substrates: Concrete masonry units (CMUs), exterior gypsum sheathing, oriented strand board (OSB), aluminum, and vinyl.
  - 3. Chemical Compatibility: Pass; AAMA 713.
  - 4. Flame Spread Index: 5; ASTM E84.
  - 5. Smoke Development Index: 0; ASTM E84.
- E. Closed Cell Neoprene Foam Sill-Sealer Gasket: Isolation gasket PSA, high density closed cell foam formulated to isolate and dampen impact noise. Self adhesive on one side, pressure sensitive adhesive PSA. Cut to size and adhere as indicated
  - 1. Size: ¼" x 6" x 50' roll

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements.



- B. Verify that substrate and surface conditions are in accordance with commercial weather barrier manufacturer recommendations prior to installation.
  - 1. Verify that rough sill framing for doors and windows is sloped downwards towards the exterior and is level across width of the opening.
- C. Verify that surfaces to receive weather barrier flashing are clean, dry, and free of frost.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Direct water onto an acceptable weather barrier drainage plane with an unobstructed path to exterior of wall.
  - 1. Provide a drainage path for water intrusion through window and door attachment system that collects at window and door sills and directs water to the exterior or weather barrier.

### 3.3 COMMERCIAL BUILDING WRAP INSTALLATION

- A. General: Comply with weather barrier manufacturer's written installation guidelines and warranty requirements.
- B. Cover exposed exterior surface of sheathing with weather barrier securely fastened to framing immediately after sheathing is installed.
  - 1. Maintain continuity of air and water barrier assemblies.
  - 2. Start weather barrier installation at a building corner, leaving 12 inches (300 mm) of weather barrier extended beyond corner to overlap.
  - 3. Install weather barrier horizontally starting at lower portion of wall surface.
  - 4. Provide minimum 6 inches (150 mm) overlap at horizontal- and vertical-wrap seams in a shingle manner to maintain continuous downward drainage plane and air and water barrier.
- C. Seams: Seal seams with building wrap tape per manufacturer's recommended installation instructions.
  - 1. Shiplap horizontal seams in weather barrier to facilitate proper drainage.
- D. Fasteners: Use weather barrier manufacturer's recommended fasteners to secure weather barrier and install fasteners according to weather barrier manufacturer's installation guidelines.
  - 1. Do not use temporary fasteners to permanently attach weather barrier.
  - 2. Do not place fasteners with gasketing washers where weather barrier flashing will be installed.
  - 3. Install fasteners with gasketing washers through flashing where recommended by manufacturer.

- E. Openings: Completely cover openings with weather barrier, then cut weather barrier membrane to openings in accordance with weather barrier manufacturer's installation guidelines.
  - 1. Provide head and jamb flaps and seam overlaps to maintain continuous drainage.
  - 2. Repair damage to weather barrier using method recommended by weather barrier manufacturer.
  - 3. Install flashing in accordance with weather barrier manufacturer's installation guidelines.

### 3.4 WEATHER BARRIER FLASHING INSTALLATION

- A. Installation: Remove wrinkles and bubbles, reposition weather barrier as necessary to produce a uniform, smooth surface.
  - 1. Ensure that ambient and substrate surface temperatures are acceptable in accordance with manufacturer instructions and recommendations.
  - 2. Wipe surfaces to remove moisture, dirt, grease and other debris that could interfere with adhesion.
  - 3. Apply weather barrier manufacturer's recommended primer over concrete, masonry, and glass-mat gypsum wall sheathing substrates to receive weather barrier flashing.
  - 4. Lap weather barrier flashing a minimum of **2 inches (50 mm)** onto weather barrier.
  - 5. Apply pressure over entire surface using roller or firm hand pressure
- B. Rough Openings: Shiplap flashing with weather barrier in a shingle manner to maintain a continuous downward drainage plane and air and water barrier in accordance with manufacturer's written instructions.
  - 1. Apply **6-inch- (150-mm-)** wide conformable weather barrier flashing at door and window sills.
  - 2. Ensure that sill flashing does not slope to the interior.
  - 3. Install backer rod in joint between frame of opening product and flashed rough opening on the interior.
  - 4. Apply sealant or closed-cell polyurethane foam insulation around entire opening/fenestration product to create air seal around interior perimeter of window openings in accordance with weather barrier manufacturer's instructions.
  - 5. Around door and window openings, apply butyl-based flashing to flaps of weather barrier.
  - 6. Use strip flashing with wrap cap screws to secure head flap of the windows.
- C. Penetrations: Apply weather barrier manufacturer's recommended weather barrier flashing patches behind fastening plates, such as brick-tie base plates, metal-flashing clips, and metal channels.
  - 1. Seal weather barrier around each penetration with weather barrier manufacturer's recommended self-adhered flashing product or sealant. Integrate products with flanges into the weather barrier.
- D. Terminations: Provide minimum **2 inches (50 mm)** overlap using strip flashing on adjoining roof and base of wall systems to maintain continuous downward drainage plane.

1. Secure weather barrier with fasteners and weather barrier flashing.

### 3.5 FLUID-APPLIED FLASHING INSTALLATION

- A. General: Before installing fluid-applied flashing, do the following:
  1. Ensure drainage path is not blocked or disrupted. Do not install on walls that do not feature a continuous path for moisture drainage. Blocked or disrupted paths for drainage can result in excess moisture buildup in wall cavity. Do not install below grade.
  2. Remove surface dust, dirt, and loose mortar.
  3. Verify that surface is free of grease and other contaminants and that surface is smooth.
  4. Fill joints in CMUs and voids in cast-in-place concrete with trowel-applied fluid-applied flashing to ensure surface is flush and smooth.
  5. Allow masonry mortar and cast-in-place concrete a minimum of 24 hours to cure before installing fluid-applied flashing.
- B. Fluid-Applied Flashing Installation: Using a trowel or brush, apply fluid-applied flashing around perimeter of recessed window and door openings to a minimum thickness of 25 mils (0.635 mm).
  1. Extend flashing a minimum of 2 inches (50 mm) onto top of transition membrane.
  2. Inspect for gaps and pinholes in fluid-applied flashing and apply additional coats until no gaps and pinholes appear.
  3. Joint Applications: Using a trowel or a brush, fill cracks and voids up to 1/4 inch (6 mm) in width.
    - a. For joints and cracks between 1/4 and 1/2 inch (6 and 12 mm) wide, cover first with mesh tape.
    - b. For joints and cracks between 1/2 and 1 inch (12 and 24 mm) wide, cover first with butyl-based strip flashing.
    - c. Apply a bead, then trowel smooth.
    - d. Seam coverage should be a minimum of 2 inches (50 mm) wide and 15 to 20 mils (0.38 to 0.51 mm) thick.
    - e. Inspect for gaps and pinholes in fluid-applied flashing and apply additional coats until no gaps and pinholes appear.

### 3.6 DRAINAGE MATERIAL INSTALLATION

- A. Install drainage material with grooves or channels running vertically in compliance with manufacturer's written instructions.

### 3.7 ISOLATION GASKET INSTALLATION

- A. Install neoprene isolation gasket tape continuously under perimeter sole plate and other locations indicated in accordance with manufacturer's written standards

### 3.8 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to train installers and observe subject test-wall areas and installations.

### 3.9 CLEANING

- A. Immediately remove release paper and scrap from work area and dispose of material in legal manner

### 3.10 PROTECTION

- A. Protect installed weather barrier from the following:
  - 1. Damage from cladding, structure, or a component of the structure (for example, window, door, or wall system).
  - 2. Contamination from building site chemicals, premature deterioration of building materials, or nonstandard use or application of products.
  - 3. Foreign objects or agents, including the use of materials incompatible with weather barrier products.
  - 4. UV exposure in excess of products' stated limits.

END OF SECTION 072500

## **SECTION 072616 – UNDER-SLAB VAPOR BARRIER**

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Products supplied under this section:

1. Vapor barrier, seam tape, and mastic for installation under concrete slabs.

#### 1.2 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM E 1745-09 Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs.
2. ASTM E 154-99 (2005) Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, on Walls, or as Ground Cover.
3. ASTM E 96-05 Standard Test Methods for Water Vapor Transmission of Materials.
4. ASTM F 1249-06 Standard Test Method for Water Vapor Transmission Rate Through Plastic Film and Sheeting Using a Modulated Infrared Sensor.
5. ASTM E 1643-09 Selection, Design, Installation, and Inspection of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs.

B. American Concrete Institute (ACI):

1. ACI 302.2R-06 Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials.

#### 1.3 SUBMITTALS

A. Quality control/assurance:

1. Summary of test results per paragraph 9.3 of ASTM E1745.
2. Manufacturer's samples, literature.
3. Manufacturer's installation instructions for placement, seaming, penetration repair, and perimeter seal per ASTM E1643.
4. All mandatory ASTM E1745 testing must be performed on a single production roll per ASTM E1745 Section 8.1.
5. Contact vapor barrier manufacturer to coordinate a review of the vapor barrier installation either by digital review or in person.

### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. Vapor barrier must have all of the following qualities:
  - 1. Permeance of less than 0.01 Perms [grains/(ft<sup>2</sup> · hr · inHg)] as tested in accordance with ASTM E 1745 Section 7.
  - 2. Other performance criteria:
    - a. Strength: ASTM E 1745 Class A.
    - b. Thickness: 15 mils minimum
  - 3. Provide third party documentation that all testing was performed on a single production roll per ASTM E1745 Section 8.1
- B. Vapor barrier products:
  - 1. Basis of Design:

Stego Wrap Vapor Barrier (15-mil) by Stego Industries LLC,  
(877) 464-7834 [www.stegoindustries.com](http://www.stegoindustries.com).
  - 2. Approved Alternate: Vaporguard by Reef Industries, 713-507-4250.

## 2.2 ACCESSORIES

- A. Seam tape:
  - 1. Stego Tape by Stego Industries LLC, (877)464-7834  
[www.stegoindustries.com](http://www.stegoindustries.com)
- B. Penetrations of Vapor Barrier:
  - 1. Stego Mastic by Stego Industries LLC, (877)464-7834  
[www.stegoindustries.com](http://www.stegoindustries.com)
  - 2. Stego Tape by Stego Industries LLC, (877) 464-7834  
[www.stegoindustries.com](http://www.stegoindustries.com)
- C. Penetrations of Vapor Barrier:
  - 1. Stego Crete Claw by Stego Industries LLC, (887) 464-7834  
[www.stegoindustries.com](http://www.stegoindustries.com)
  - 2. Sealing the perimeter with one-sided seam tape is prohibited.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Ensure that base material is approved by Architect or Geotechnical Engineer.
  - 1. Level and compact base material.

### 3.2 INSTALLATION

A. Install vapor barrier in accordance with manufacturer's instructions and ASTM E 1643.

1. Unroll vapor barrier with the longest dimension parallel with the direction of the concrete placement and face laps away from the expected direction of the placement whenever possible.
2. Extend vapor barrier to the perimeter of the slab. If practicable, terminate it at the top of the slab, otherwise (a) at a point acceptable to the structural engineer or (b) where obstructed by impediments, such as dowels, waterstops, or any other site condition requiring early termination of the vapor barrier. At the point of termination, seal vapor barrier to the slab itself using Stego Crete Claw, per manufacturer's instructions.
3. Overlap joints 6 inches and seal with manufacturer's seam tape.
4. Apply seam tape/Crete Claw to a clean and dry vapor barrier.
5. Seal all penetrations (including pipes) per manufacturer's instructions.
6. Avoid the use of non-permanent stakes driven through vapor retarder.
7. If non-permanent stakes are driven through vapor retarder, repair as recommended by vapor retarder manufacturer.
8. Repair damaged areas with vapor barrier material of similar (or better) permeance, puncture and tensile.

END OF SECTION 072616





## **SECTION 073113 - ASPHALT SHINGLES**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Asphalt shingles.
  - 2. Self-adhering sheet underlayment.

#### 1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definitions of terms related to roofing work in this Section.

#### 1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of asphalt shingle, ridge and hip cap shingles indicated.
  - 1. Include similar Samples of trim and accessories involving color selection.
- C. Warranties: Special warranties specified in this Section.

#### 1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain ridge and hip cap shingles, felt underlayment and self-adhering sheet underlayment through one source from a single asphalt shingle manufacturer.
- B. Fire-Test-Response Characteristics: Provide asphalt shingle and related roofing materials with the fire-test-response characteristics indicated, as determined by testing identical products per test method below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
  - 1. Exterior Fire-Test Exposure: Class A; ASTM E 108 or UL 790, for application and roof slopes indicated.

- C. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Approval of mockups is also for other material and construction qualities specifically approved by Architect in writing.
  - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless such deviations are specifically approved by Architect in writing.
  - 3. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- D. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store roofing materials in a dry, well-ventilated, weathertight location according to asphalt shingle manufacturer's written instructions. 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.

#### 1.7 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit asphalt shingle roofing to be performed according to manufacturer's written instructions and warranty requirements.

#### 1.8 WARRANTY

- A. Installer's Project Warranty: Roofing Installer's warranty, on warranty form at end of this Section, signed by roofing Installer, covering Work of this Section, in which roofing Installer agrees to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within the following warranty period:
  - 1. Warranty Period: Two years from date of Substantial Completion.
- B. Manufacturer's Special Project Warranty: Roofing Manufacturer's warranty, signed by roofing Manufacturer, covering Work of this Section, in which roofing manufacturer agrees to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within the following warranty period. This warranty specifically covers materials, labor, tear-off, disposal and workmanship for the entire warranty period.
  - 1. Warranty Period: 15 years from date of Substantial Completion.

### 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. Products: Subject to compliance with requirements, provide one of the products specified.

## 2.2 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

- A. Laminated-Strip Asphalt Shingles: ASTM D 3462, laminated, multi-ply overlay construction, glass-fiber reinforced, mineral-granule surfaced, and self-sealing.
1. Products:
    - a. **Certainteed Corporation, Landmark Pro**
    - b. **GAF Materials Corporation, Timberline HDZ**
  2. Strip Size: Manufacturer's standard.
  3. Algae Resistance: Granules treated to resist algae discoloration.
  4. Color and Blends: As selected by Architect from manufacturer's full range.
- B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.

## 2.3 UNDERLAYMENT MATERIALS

- A. Self-Adhering Sheet Underlayment, Polyethylene Faced: ASTM D 1970, minimum of 40-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.
1. Products:
    - a. Grace, W. R. & Co.; Grace Ice and Water Shield.
    - b. Johns Manville International, Inc.; Roof Defender
    - c. Note: Paragraph 1.5A requires that all products be from a single source. The installer may install a self-adhering sheet underlayment by one of the manufacturers listed above if a notarized letter is received from the manufacturer of the shingle indicating that this deviation will not void the warranty provisions listed in this specification section.
    - d. Or equal product by Certainteed or GAF.

## 2.4 RIDGE VENTS

- A. Rigid Ridge Vent: Rigid section high-density polypropylene or other UV-stabilized plastic ridge vent with external deflector baffles; for use under ridge shingles.
1. Products: Basis of design indicated below and within documents, or equal by roofing manufacturer to meet free area venting requirements noted.

- a. Basis of Design: Air Vent Inc, - shingle vent II Class A with 18 Square Inches per foot net free area
2. Minimum Net Free Area: 18 sq. in. per linear foot.
3. Width: 12"

## 2.5 STATIC ROOF VENTS

- A. Non-powered roof vent: Basis of design products listed below or equal by roofing manufacturer to meet free area venting requirements noted.
  1. Products:
    - a. Air Vent Inc, - B-144 Roof Vent providing 144 SQ Inches of net free area apiece

## 2.6 ACCESSORIES

- A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
- B. Roofing Nails: ASTM F 1667; stainless-steel, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch- (3-mm-) diameter, ring-shank, sharp-pointed, with a minimum 3/8-inch- (9.5-mm-) diameter flat head and of sufficient length to penetrate 3/4 inch (19mm) into plywood decking. Nails shall not touch or penetrate the metal deck.
  1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.

## 2.7 METAL FLASHING AND TRIM

- A. Sheet Metal Flashing and Trim: Comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
  1. Sheet Metal: Prepainted, metallic-coated steel.
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
  1. Apron Flashings: Fabricate with lower flange a minimum of 5 inches (125 mm) over and 4 inches (100 mm) beyond each side of downslope asphalt shingles and 6 inches (150 mm) up the vertical surface.
  2. Step Flashings: Fabricate with a headlap of 2 inches (50 mm) and a minimum extension of 5 inches (125 mm) over the underlying asphalt shingle and up the vertical surface.
  3. Cricket Flashings: Fabricate with concealed flange extending a minimum of 24 inches (600 mm) beneath upslope asphalt shingles and 6 inches (150 mm) beyond each side of roof curb and 6 inches (150 mm) above the roof plane.
  4. Open Valley Flashings: Fabricate in lengths not exceeding 10 feet (3 m) with 1-inch- (25-mm-) high inverted-V profile at center of valley and equal flange widths of 12 inches (300 mm).

5. Drip Edges: Fabricate in lengths not exceeding 10 feet (3 m) with 2-inch (50-mm) roof deck flange and 2-inch (50-mm) fascia flange with 3/8-inch (9.6-mm) drip at lower edge.
- C. Vent Pipe Flashings: ASTM B 749, Type L51121, at least 1/16 inch (1.6 mm) thick. Provide lead sleeve sized to slip over and turn down into pipe, soldered to skirt at slope of roof and extending at least 4 inches (100 mm) 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 tolerances and other conditions affecting performance of work.
  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 asphalt shingles.
  3. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 UNDERLAYMENT INSTALLATION

- A. Self-Adhering Sheet Underlayment: Install, wrinkle free, on roof deck. Comply with low-temperature installation restrictions of underlayment manufacturer if applicable. Install at locations indicated below, lapped in direction to shed water. Lap sides not less than 3-1/2 inches (89 mm). Lap ends not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Roll laps with roller. Cover underlayment within seven days.
  1. Eaves: Extend from edges of eaves 36 inches (914 mm) beyond interior face of exterior wall.
  2. Rakes: Extend from edges of rake 36 inches (914 mm) beyond interior face of exterior wall.
  3. Valleys: Extend from lowest to highest point 18 inches (450 mm) on each side.
  4. Hips: Extend 18 inches (450 mm) on each side.
  5. Ridges: Extend 36 inches (914 mm) on each side without obstructing continuous ridge vent slot.
- B. Metal-Flashed, Open-Valley Underlayment: Install two layers of 36-inch- (914-mm-) wide felt underlayment centered in valley. Stagger end laps between layers at least 72 inches (1830 mm). Lap ends of each layer at least 12 inches (300 mm) in direction to shed water, and seal with asphalt roofing cement. Fasten each layer to roof deck with nails.
  1. Lap roof-deck felt underlayment over first layer of valley felt underlayment at least 6 inches (150 mm).

### 3.3 METAL FLASHING INSTALLATION

- A. General: Install metal flashings and other sheet metal to comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
  - 1. Install metal flashings according to recommendations in ARMA's "Residential Asphalt Roofing Manual" and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Apron Flashings: Extend lower flange over and beyond each side of downslope asphalt shingles and up the vertical surface.
- C. Step Flashings: Install with a headlap of 2 inches (50 mm) and extend over the underlying asphalt shingle and up the vertical surface. Fasten to roof deck only.
- D. Cricket Flashings: Install against the roof-penetrating element extending concealed flange beneath upslope asphalt shingles and beyond each side.
- E. Open Valley Flashings: Install centrally in valleys, lapping ends at least 8 inches (200 mm) in direction to shed water. Fasten upper end of each length to roof deck beneath overlap.
  - 1. Secure hemmed flange edges into metal cleats spaced 12 inches (300 mm) apart and fastened to roof deck.
- F. Rake Drip Edges: Install rake drip edge flashings over underlayment and fasten to roof deck.
- G. Eave Drip Edges: Install eave drip edge flashings below underlayment and fasten to roof sheathing.
- H. Pipe Flashings: Form flashing around pipe penetrations and asphalt shingles. Fasten and seal to asphalt shingles as recommended by manufacturer.

### 3.4 ASPHALT SHINGLE INSTALLATION

- A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with self-sealing strip face up at roof edge.
  - 1. Extend asphalt shingles 1/2 inch (13 mm) over fascia at eaves and rakes.
  - 2. Install starter strip along rake edge.
- C. Install first and remaining courses of asphalt shingles stair-stepping diagonally across roof deck with manufacturer's recommended offset pattern at succeeding courses, maintaining uniform exposure.
- D. Install asphalt shingles by single-strip column or racking method, maintaining uniform exposure. Install full length first course followed by cut second course, repeating alternating pattern in succeeding courses.

- E. Fasten asphalt shingle strips with a minimum of four roofing nails or number required by manufacturer to meet required loading conditions described in this specification section located according to manufacturer's written instructions.
- F. Open Valleys: Cut and fit asphalt shingles at open valleys, trimming upper concealed corners of shingle strips. Maintain uniform width of exposed open valley from highest to lowest point.
  - 1. Set valley edge of asphalt shingles in a 3-inch- (75-mm-) wide bed of asphalt roofing cement.
  - 2. Do not nail asphalt shingles to metal open valley flashings.
- G. Ridge Vents: Install continuous ridge vents over asphalt shingles according to manufacturer's written instructions. Fasten with roofing nails of sufficient length to penetrate sheathing.
- H. Ridge and Hip Cap Shingles: Maintain same exposure of cap shingles as roofing shingle exposure. Lap cap shingles at ridges to shed water away from direction of prevailing winds. Fasten with roofing nails of sufficient length to penetrate sheathing.
  - 1. Fasten ridge cap asphalt shingles to cover ridge vent without obstructing airflow.

### 3.5 ROOFING INSTALLER'S WARRANTY

- A. WHEREAS \_\_\_\_\_ of \_\_\_\_\_ (address) herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:
1. Owner: \_\_\_\_\_
  2. Address: \_\_\_\_\_
  3. Building Name/Type: \_\_\_\_\_
  4. Address: \_\_\_\_\_
  5. Area of Work: \_\_\_\_\_
  6. Acceptance Date: \_\_\_\_\_
  7. Warranty Period: \_\_\_\_\_
  8. Expiration Date: \_\_\_\_\_
- B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
- C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.
- D. This Warranty is made subject to the following terms and conditions:
1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
    - a. Lightning;
    - b. Peak gust wind speed exceeding 110 mph (m/sec);
    - c. Fire;
    - d. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
    - e. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
    - f. Vapor condensation on bottom of roofing; and
    - g. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
  2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
  3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
  4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof,



this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

1. Authorized Signature: \_\_\_\_\_
2. Name: \_\_\_\_\_
3. Title: \_\_\_\_\_

END OF SECTION 073113



## **SECTION 074113 - METAL ROOF 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. Standing-seam metal roof panels.
- B. Related Sections:
  - 1. Division 07 Section "Sheet Metal Flashing and Trim" for field-formed fasciae, copings, flashings, and other sheet metal work not part of metal roof panel assemblies.
  - 2. Division 07 Section "Joint Sealants" for field-applied sealants not otherwise specified in this Section.

#### 1.3 DEFINITIONS

- A. Metal Roof Panel Assembly: Metal roof panels, attachment system components, miscellaneous metal framing, thermal insulation, and accessories necessary for a complete weathertight roofing system.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. General Performance: Metal roof panels shall comply with performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.
- B. Delegated Design: Design metal roof panel assembly, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- C. Air Infiltration: Air leakage through assembly of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) of roof area when tested according to ASTM E 1680 at the following test-pressure difference:
  - 1. Test-Pressure Difference: Negative 1.57 lbf/sq. ft. (75 Pa).
  - 2. Positive Preload Test-Pressure Difference: Greater than or equal to 15.0 lbf/sq. ft. (720 Pa) and the greater of 75 percent of building live load or 50 percent of building design positive wind-pressure difference.

3. Negative Preload Test-Pressure Difference: 50 percent of design wind-uplift-pressure difference.
- D. Water Penetration: No water penetration when tested according to ASTM E 1646 at the following test-pressure difference:
1. Test-Pressure Difference: 2.86 lbf/sq. ft. (137 Pa).
  2. Positive Preload Test-Pressure Difference: Greater than or equal to 15.0 lbf/sq. ft. (720 Pa) and the greater of 75 percent of building live load or 50 percent of building design positive wind-pressure difference.
  3. Negative Preload Test-Pressure Difference: 50 percent of design wind-uplift-pressure difference.
- E. Wind-Uplift Resistance: Provide metal roof panel assemblies that comply with UL 580 for wind-uplift-resistance class indicated.
1. Uplift Rating: UL 90.
- F. FMG Listing: Provide metal roof panels and component materials that comply with requirements in FMG 4471 as part of a panel roofing system and that are listed in FMG's "Approval Guide" for Class 1 or noncombustible construction, as applicable. Identify materials with FMG markings.
1. Fire/Windstorm Classification: Class 1A-120.
  2. Hail Resistance: MH.
- G. Structural Performance: Provide metal roof panel assemblies capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated, based on testing according to ASTM E 1592:
1. Wind Loads: Determine loads based on the following minimum design wind pressures:
    - a. Uniform pressure of [20 lbf/sq. ft. (957 Pa)] [30 lbf/sq. ft. (1436 Pa)] <Insert design wind pressure>, acting inward or outward.
    - b. Uniform pressure as indicated on Drawings.
  2. Snow Loads: 25 lbf/sq. ft. (1197 Pa).
  3. Deflection Limits: Metal roof panel assemblies shall withstand wind and snow loads with vertical deflections no greater than 1/240 of the span.
- H. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

## 1.5 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 roof panel and accessory.
- B. Shop Drawings: Show fabrication and installation layouts of metal roof panels; details of edge conditions, side-seam and endlap joints, panel profiles, corners, anchorages, trim, flashings, closures, and accessories; and special details. Distinguish between factory- and field-assembled work.
- C. Samples for Initial Selection: For each type of metal roof panel indicated with factory-applied color finishes.
  - 1. Include similar Samples of trim and accessories involving color selection.
- D. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below:
  - 1. Metal Roof Panels: 12 inches (300 mm) long by actual panel width. Include fasteners, clips, battens, closures, and other metal roof panel accessories.
  - 2. Trim and Closures: 12 inches (300 mm) long. Include fasteners and other exposed accessories.
  - 3. Accessories: 12-inch- (300-mm-) long Samples for each type of accessory.
- E. Coordination Drawings: Roof plans, drawn to scale, on which the following are shown and coordinated with each other, based on input from installers of the items involved:
  - 1. Roof panels and attachments.
  - 2. Purlins and rafters.
  - 3. Roof-mounted items including roof hatches, equipment supports, pipe supports and penetrations, lighting fixtures, snow guards, and items mounted on roof curbs.
- F. Manufacturer Certificates: Signed by manufacturer certifying that roof panels comply with energy performance requirements specified in "Performance Requirements" Article.
  - 1. Submit evidence of meeting performance requirements.
- G. Qualification Data: For qualified Installer, professional engineer and testing agency.
- H. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each product.
- I. Maintenance Data: For metal roof panels to include in maintenance manuals.
- J. Warranties: Samples of special warranties.

## 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer.
- B. Source Limitations: Obtain each type of metal roof panels from single source from single manufacturer.
- C. Preinstallation Conference: Conduct conference at Project site.
  - 1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, metal roof panel Installer, metal roof panel manufacturer's representative, deck Installer, and installers whose work interfaces with or affects metal roof panels including installers of roof accessories and roof-mounted equipment.
  - 2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
  - 3. Review methods and procedures related to metal roof panel installation, including manufacturer's written instructions.
  - 4. Examine deck substrate conditions for compliance with requirements, including flatness and attachment to structural members.
  - 5. Review structural loading limitations of deck during and after roofing.
  - 6. Review flashings, special roof details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect metal roof panels.
  - 7. Review governing regulations and requirements for insurance, certificates, and testing and inspecting if applicable.
  - 8. Review temporary protection requirements for metal roof panel assembly during and after installation.
  - 9. Review roof observation and repair procedures after metal roof panel installation.
  - 10. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, sheets, metal roof panels, and other manufactured items so as not to be damaged or deformed. Package metal roof panels for protection during transportation and handling.
- B. Unload, store, and erect metal roof panels in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack metal roof panels on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal roof panels to ensure dryness. Do not store metal roof panels in contact with other materials that might cause staining, denting, or other surface damage.
- D. Protect strippable protective covering on metal roof panels from exposure to sunlight and high humidity, except to extent necessary for period of metal roof panel installation.

## 1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal roof panel work to be performed according to manufacturer's written instructions and warranty requirements.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal roof panels by field measurements before fabrication.

## 1.9 COORDINATION

- A. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.
- B. Coordinate metal roof panels with rain drainage work, flashing, trim, and construction of decks, parapets, walls, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

## 1.10 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace metal roof panel assemblies that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Structural failures including rupturing, cracking, or puncturing.
    - b. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
  - 2. Warranty Period: Two years from date of Substantial Completion.
- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal roof panels that show 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.
- C. Special Weathertightness Warranty for Standing-Seam Metal Roof Panels: Manufacturer's standard form in which manufacturer agrees to repair or replace standing-seam metal roof panel assemblies that fail to remain weathertight, including leaks, within specified warranty period.
  - 1. Warranty Period: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PANEL MATERIALS

- A. Aluminum Sheet: Coil-coated sheet, ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.
  - 1. Surface: Smooth, flat finish.
  - 2. Exposed Coil-Coated Finish:
    - a. 3-Coat Fluoropolymer: AAMA 620. Fluoropolymer finish 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.
  - 3. Concealed Finish: Apply pretreatment and 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).
- B. Panel Sealants:
  - 1. 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.
  - 2. Joint Sealant: ASTM C 920; elastomeric polyurethane, polysulfide, or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal roof panels and remain weathertight; and as recommended in writing by metal roof panel manufacturer.
  - 3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311.

### 2.2 UNDERLAYMENT MATERIALS

- A. Self-Adhering, High-Temperature Sheet: 30 to 40 mils (0.76 to 1.0 mm) thick minimum, consisting of slip-resisting, polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by underlayment manufacturer.
  - 1. Thermal Stability: Stable after testing at 240 deg F (116 deg C); ASTM D 1970.
  - 2. Low-Temperature Flexibility: Passes after testing at minus 20 deg F (29 deg C); ASTM D 1970.
  - 3. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Carlisle Coatings & Waterproofing Inc., Div. of Carlisle Companies Inc.; CCW WIP 300HT.
    - b. Grace Construction Products; a unit of Grace, W. R. & Co.; Ultra.
    - c. Henry Company; Blueskin PE200 HT.
    - d. Metal-Fab Manufacturing, LLC; MetShield.
    - e. Owens Corning; WeatherLock Metal High Temperature Underlayment.



- B. Felts: ASTM D 226, Type I (No. 15), asphalt-saturated organic felts.
- C. Slip Sheet: Manufacturer's recommended slip sheet, of type required for application.

## 2.3 MISCELLANEOUS MATERIALS

- A. Panel Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads. Provide exposed fasteners with heads matching color of metal roof panels by means of plastic caps or factory-applied coating. Provide EPDM, PVC, or neoprene sealing washers.
- B. Bituminous Coating: Cold-applied asphalt mastic, SSPC-Paint 12, compounded for 15-mil (0.4-mm) dry film thickness per coat. Provide inert-type noncorrosive compound free of asbestos fibers, sulfur components, and other deleterious impurities.

## 2.4 STANDING-SEAM METAL ROOF PANELS

- A. General: Provide factory-formed metal roof panels designed to be installed by lapping and interconnecting raised side edges of adjacent panels with joint type indicated and mechanically attaching panels to supports using concealed clips in side laps. Include clips, cleats, pressure plates, and accessories required for weathertight installation.
  - 1. Aluminum Panel Systems: Unless more stringent requirements are indicated, comply with ASTM E 1637.
- B. Vertical-Rib, Snap-Joint, Standing-Seam Metal Roof Panels: Formed with vertical ribs at panel edges and intermediate stiffening ribs symmetrically spaced between ribs; designed for sequential installation by mechanically attaching panels to supports using concealed clips located under one side of panels and engaging opposite edge of adjacent panels, and snapping panels together.
  - 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. AEP-Span.
    - b. Architectural Building Components.
    - c. Architectural Metal Systems.
    - d. Architectural Roofing and Siding, Inc.
    - e. Butler Manufacturing; a BlueScope Steel company.
    - f. CENTRIA Architectural Systems.
    - g. Dimensional Metals, Inc.
    - h. Englert, Inc.
    - i. Fabral.
    - j. IMETCO.
    - k. Integris Metals.
    - l. MBCI; a division of NCI Building Systems, L. P.
    - m. McElroy Metal, Inc.
    - n. Merchant & Evans.
    - o. Metal-Fab Manufacturing, LLC.
    - p. Metal Sales Manufacturing Corporation.

- q. Metecno-Morin; Division of Metecno Inc.
  - r. Modern Metal Systems, Inc.
  - s. Petersen Aluminum Corporation.
  - t. Ultra Seam Incorporated.
  - u. VICWEST; Div. of Jenisys Engineered Products.
- 2. Material: Aluminum-zinc alloy-coated steel sheet, 0.022-inch (0.56-mm) nominal thickness.
  - a. Exterior Finish: 3-coat fluoropolymer.
  - b. Color: As selected by Architect from manufacturer's full range.
- 3. Clips: Fixed.
  - a. Material: 0.025-inch- (0.64-mm-) thick, stainless-steel sheet.
- 4. Panel Coverage: Minimum 16 inches (406 mm).
- 5. Panel Height: Minimum 1.75 inches (44 mm).

## 2.5 ACCESSORIES

- A. Roof Panel Accessories: Provide components approved by roof panel manufacturer and as required for a complete metal roof panel assembly including trim, copings, fasciae, corner units, ridge closures, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal roof panels unless otherwise indicated.
  - 1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal roof panels.
  - 2. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch- (25-mm-) thick, flexible closure strips; cut or premolded to match metal roof panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
  - 3. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
- B. Flashing and Trim: Formed from same material as roof panels, prepainted with coil coating, minimum 0.018 inch (0.45 mm) thick. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal roof panels.
- C. Roof Curbs: Fabricated from same material as roof panels, minimum 0.048 inch (1.2 mm) thick; with bottom of skirt profiled to match roof panel profiles, and welded top box and integral full-length cricket. Fabricate curb subframing of minimum 0.0598-inch- (1.5-mm-) thick, angle-, C-, or Z-shaped steel sheet. Fabricate curb and subframing to withstand indicated loads, of size and height indicated. Finish roof curbs to match metal roof panels.
  - 1. Insulate roof curb with 1-inch- (25-mm-) thick, rigid insulation.

## 2.6 FABRICATION

- A. Fabricate and finish metal roof panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Fabricate metal roof panel side laps with factory-installed captive gaskets or separator strips that provide a tight seal and prevent metal-to-metal contact, in a manner that will seal weathertight and minimize noise from movements within panel assembly.
- D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
  - 1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
  - 2. End Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
  - 3. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
  - 4. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
  - 5. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal roof panel manufacturer for application, but not less than thickness of metal being secured.

## 2.7 FINISHES

- 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 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 installation tolerances, metal roof panel supports, and other conditions affecting performance of the Work.
- B. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.
- C. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacturer.
- D. Examine roughing-in for components and systems penetrating metal roof panels to verify actual locations of penetrations relative to seam locations of metal roof panels before metal roof panel installation.
- E. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- F. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- B. Miscellaneous Framing: Install subpurlins, eave angles, furring, and other miscellaneous roof panel support members and anchorage according to metal roof panel manufacturer's written instructions.

### 3.3 UNDERLAYMENT INSTALLATION

- A. Self-Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply at locations indicated, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 14 days.
  - 1. Roof perimeter for a distance up from eaves of minimum 24 inches (600 mm) beyond interior wall line.
  - 2. Hips and ridges for a distance on each side of minimum 12 inches (300 mm).
  - 3. Roof to wall intersections for a distance from wall of minimum 18 inches (460 mm).
  - 4. Around dormers, chimneys, skylights, and other penetrating elements for a distance from element of minimum 18 inches (460 mm).

- B. Felt Underlayment: Apply at locations indicated, in shingle fashion to shed water, and with lapped joints of not less than 2 inches (50 mm).

- 1. Apply over entire roof surface.

- C. Install flashings to cover underlayment to comply with requirements specified in Division 07 Section "Sheet Metal Flashing and Trim."

### 3.4 METAL ROOF PANEL INSTALLATION, GENERAL

- A. Provide metal roof panels of full length from eave to ridge unless otherwise indicated or restricted by shipping limitations.

- B. Install metal roof panels as follows:

- 1. Field cutting of metal panels by torch is not permitted.
  - 2. Locate and space fastenings in uniform vertical and horizontal alignment.
  - 3. Provide metal closures at rake edges, rake walls and each side of ridge and hip caps.
  - 4. Flash and seal metal roof panels with weather closures at eaves, rakes, and perimeter of all openings.
  - 5. Install ridge and hip caps as metal roof panel work proceeds.
  - 6. Install metal flashing to allow moisture to run over and off metal roof panels.

- C. Fasteners:

- 1. Aluminum Roof Panels: Use aluminum or stainless-steel fasteners for surfaces exposed to the exterior and aluminum or galvanized-steel fasteners for surfaces exposed to the interior.

- D. Anchor Clips: Anchor metal roof panels and other components of the Work securely in place, using manufacturer's approved fasteners according to manufacturers' written instructions.

- E. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by metal roof panel manufacturer.

- 1. Coat back side of roof panels with bituminous coating where roof panels will contact wood, ferrous metal, or cementitious construction.

- F. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of metal roof panel assemblies. Provide types of gaskets, fillers, and sealants indicated or, if not indicated, types recommended by metal roof panel manufacturer.

- 1. Seal metal roof panel end laps with double beads of tape or sealant, full width of panel. Seal side joints where recommended by metal roof panel manufacturer.

### 3.5 METAL ROOF PANEL INSTALLATION

- A. Standing-Seam Metal Roof Panels: Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and with fasteners recommended by manufacturer.
  - 1. Install clips to supports with self-tapping fasteners.
  - 2. Install pressure plates at locations indicated in manufacturer's written installation instructions.
  - 3. Snap Joint: Nest standing seams and fasten together by interlocking and completely engaging factory-applied sealant.

### 3.6 ACCESSORY INSTALLATION

- A. General: Install accessories with positive anchorage to building and weathertight mounting and provide for thermal expansion. Coordinate installation with flashings and other components.
  - 1. Install components required for a complete metal roof panel assembly including trim, copings, ridge closures, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
- B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.
  - 1. Install exposed flashing and trim that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.
  - 2. 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 weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).
- C. Roof Curbs: Install curbs at locations indicated on Drawings. Install flashing around bases where they meet metal roof panels.
- D. Pipe Flashing: Form flashing around pipe penetration and metal roof panels. Fasten and seal to metal roof panels as recommended by manufacturer.

### 3.7 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align metal roof panel units 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.

### 3.8 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal roof panel installation, including accessories. Report results in writing.
- B. Remove and replace applications of metal roof panels where inspections indicate that they do not comply with specified requirements.
- C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.9 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal roof panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal roof panel installation, clean finished surfaces as recommended by metal roof panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal roof panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074113





## **SECTION 074646 – 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 siding.
  - 2. Fiber-cement soffit.
  - 3. Fiber-cement trim

#### 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.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of siding and soffit, from manufacturer.
- B. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for fiber-cement siding.
- C. 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 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 each type, color, texture, and pattern of siding and soffit, 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 mockup of typical wall area as shown on Drawings.
  - 2. Build mockups for siding and soffit including accessories.
    - a. Size: Minimum of 48 inches (1200 mm) long by 60 inches (1800 mm) high.
    - b. Mockup may be created at first bay of fiber-cement siding install. If approved, the mockup may become part of the finished work.
  - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  - 4. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

#### 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, and deforming.
  - 2. Warranty Period: 30 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 FIBER-CEMENT SIDING (Horizontal Lap 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, provide products by one of the following:
    - a. James Hardie, HZ10 Lap Siding.
  - 2. Horizontal Pattern: Boards 7-1/4 to 7-1/2 inches (184 to 190 mm) with 6 inches (152 mm) exposure.
    - a. Texture: Smooth.
  - 3. Factory Priming: Manufacturer's standard universal primer.

### 2.2 FIBER-CEMENT SIDING (Board and Batten Vertical 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, provide products by one of the following:
    - a. James Hardie (basis of design).
  - 2. Board Panels: 4 foot x 10 foot panels.
    - a. Texture: Smooth.
  - 3. Batten Trim: 2.5 inch wide x 0.75 inch thick x 12 foot long.
    - a. Texture: Smooth.
    - b. Spacing: at all board joints and as indicated
  - 4. Factory Priming: Manufacturer's standard universal primer.

### 2.3 FIBER-CEMENT SOFFIT

- 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, provide products by one of the following:
  - a. James Hardie, HZ10 soffit panels.
- B. Pattern: 24-inch- (600-mm-) wide sheets with smooth texture.
- C. Ventilation: Provide rigid PVC soffit vents as follows
  1. Basis of Design: Tamlyn SV51648
    - a. Net Free Area: 18.8 Square inches per foot
    - b. Size: 4" x 96"
    - c. Nominal Thickness: 0.030"
- D. Factory Priming: Manufacturer's standard acrylic primer.

## 2.4 FIBER-CEMENT TRIM

- 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, provide products by one of the following:
    - a. James Hardie.
- B. Sizes: As indicated on drawings.
- C. Pattern: Smooth texture.

## 2.5 ACCESSORIES

- A. Decorative Accessories: Provide the following fiber-cement decorative accessories as indicated:
  1. Door and window casings, as indicated (see Trim section).
  2. Fasciae.
  3. Moldings and trim.
    - a. Provide trim panels at all wall mounted devices; i.e., light fixtures, outlets, etc...
    - b. Other trim as noted on drawings
- B. Colors for Decorative Accessories: Match adjacent siding.
- C. Flashing: Provide aluminum flashing complying with Section 07620 "Sheet Metal Flashing and Trim" at window and door heads and where indicated.

1. Finish for Aluminum Flashing: High-performance organic finish, same color as siding.
- D. Fasteners:
  1. For fastening to wood, use siding nails or ribbed bugle-head screws of sufficient length to penetrate a minimum of 1 inch (25 mm) into substrate.
  2. For fastening fiber cement, use hot-dip galvanized fasteners.
- E. Insect Screening for Soffit Vents: PVC-coated, glass-fiber fabric, 18-by-14 or 18-by-16 (1.4-by-1.8- or 1.4-by-1.6-mm) mesh.

### 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 - GENERAL

- 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 joint sealants as specified in Section 07920 "Joint Sealants" and to produce a weathertight installation.

#### 3.4 INSTALLATION - LAP SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions.
- B. Starting: Install a minimum 1/4 inch (6 mm) thick lath starter strip at the bottom course of the wall. Apply planks horizontally with minimum 1-1/4 inches (32 mm) wide laps at the top. The bottom edge of the first plank overlaps the starter strip.
- C. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- D. Blind fasten lap siding.

- E. Align vertical joints of the planks over framing members.
- F. Maintain clearance between siding and adjacent finished grade.
- G. Locate splices at least one stud cavity away from window and door openings.
- H. Use off-stud metal joiner in strict accordance with manufacturer's installation instructions.
- I. Face nail to sheathing, spacing in accordance with manufacturer's written recommendations.
- J. Locate splices at least 12 inches (305 mm) away from window and door openings.

### 3.5 INSTALLATION - HARDIETRIM HZ10 BOARDS

- A. Install materials in strict accordance with manufacturer's installation instructions. Install flashing around all wall openings.
- B. Fasten through trim into structural framing or code complying sheathing. Fasteners must penetrate minimum 3/4 inch (19 mm) or full thickness of sheathing. Additional fasteners may be required to ensure adequate security.
- C. Place fasteners no closer than 3/4 inch (19 mm) and no further than 2 inches (51 mm) from side edge of trim board and no closer than 1 inch (25 mm) from end. Fasten maximum 16 inches (406 mm) on center.
- D. Maintain clearance between trim and adjacent finished grade.
- E. Trim inside corner with a single board trim on both side of corner.
- F. Outside Corner Board Attach Trim on both sides of corner with 16 gage corrosion resistant finish nail 1/2 inch (13 mm) from edge spaced 16 inches (406 mm) apart, weather cut each end spaced minimum 12 inches (305 mm) apart.
- G. Allow 1/8 inch gap between trim and siding.
- H. Seal gap with high quality, paint-able caulk.
- I. Shim frieze board as required to align with corner trim.
- J. Overlay siding with single board of outside corner board then align second corner board to outside edge of first corner board. Do not fasten HardieTrim boards to HardieTrim boards.
- K. Shim frieze board as required to align with corner trim.
- L. Install HardieTrim Fascia boards to rafter tails or to sub fascia.

### 3.6 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 074646





## **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 through-wall flashing.
2. Manufactured reglets with counterflashing.
3. Formed roof-drainage sheet metal fabrications.
4. Formed low-slope roof sheet metal fabrications.
5. Formed wall sheet metal fabrications.
6. Formed equipment support flashing.

- B. Related Requirements:

1. Division 07 "Roof Accessories" for set-on-type curbs, equipment supports, gutters, downspouts, and other manufactured roof accessory units.

#### 1.3 COORDINATION

- A. Coordinate sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.
- B. Coordinate sheet metal flashing and trim installation with adjoining roofing 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 roof details, roof drainage, roof-penetration flashing, equipment curbs, and condition of other construction that affect sheet metal flashing and trim.
3. Review requirements for insurance and certificates if applicable.
4. Review sheet metal flashing 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 sheet metal flashing and trim.
  - 1. Include plans, elevations, sections, and attachment details.
  - 2. Detail fabrication and installation layouts, expansion-joint locations, and keyed 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 forming, including profiles, shapes, seams, and dimensions.
  - 5. Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
  - 6. Include details of termination points and assemblies.
  - 7. Include details of expansion joints and expansion-joint covers, including showing direction of expansion and contraction from fixed points.
  - 8. Include details of roof-penetration flashing.
  - 9. Include details of edge conditions, including eaves, ridges, valleys, rakes, crickets, and counterflashings as applicable.
  - 10. Include details of special conditions.
  - 11. Include details of connections to adjoining work.
  - 12. Detail formed flashing and trim at 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 and accessory indicated with factory-applied finishes.
- D. Samples for Verification: For each type of exposed finish.
  - 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. Unit-Type Accessories and Miscellaneous Materials: Full-size Sample.
  - 4. Anodized Aluminum Samples: Samples to show full range to be expected for each color required.

## 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For fabricator.
- B. Sample Warranty: For special warranty.

## 1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For sheet metal flashing and trim, and its accessories, to include in maintenance manuals.

## 1.8 QUALITY ASSURANCE

- A. Fabricator Qualifications: 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. 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 roof edge, including fascia and fascia trim, roof edge and soffit, approximately 10 feet (3.0 m) long, including supporting construction cleats, seams, attachments, underlayment, and accessories.
  - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  - 3. Approved mockups will not become part of the completed Work.

## 1.9 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 extent necessary for period of sheet metal flashing and trim installation.

## 1.10 WARRANTY

- A. Special Warranty on Finishes: 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: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. General: Sheet metal flashing 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 sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
- B. Sheet Metal Standard for Flashing and Trim: Comply with SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- C. FM Approvals Listing: Manufacture and install copings and roof edge flashings that are listed in FM Approvals' "RoofNav" and approved for windstorm classification, Class 1-105. Identify materials with name of fabricator and design approved by FM Approvals.
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
  - 1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

### 2.2 SHEET METALS

- A. General: Protect mechanical and other finishes on exposed surfaces from damage by applying 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; with smooth, flat surface.
  - 1. Exposed Coil-Coated Finish:
    - a. Three-Coat Fluoropolymer: AAMA 620. Fluoropolymer finish 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.
  - 2. Color: As selected by Architect from manufacturer's full range.
  - 3. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil (0.013 mm).
- C. Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet according to ASTM A 653/A 653M, G90 (Z275) coating designation or aluminum-zinc alloy-coated steel sheet according to ASTM A 792/A 792M, Class AZ50 (Class AZM150) coating

designation, Grade 40 (Grade 275); prepainted by coil-coating process to comply with ASTM A 755/A 755M.

1. Surface: Smooth, flat.
2. Exposed Coil-Coated Finish:
  - a. Three-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish 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.
3. Color: As selected by Architect from manufacturer's full range.
4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil (0.013 mm).

## 2.3 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
- B. 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. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
    - b. Blind Fasteners: High-strength aluminum or stainless-steel rivets suitable for metal being fastened.
  2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
  3. Fasteners for Steel Sheet: Series 300 stainless steel or hot-dip galvanized steel according to ASTM A 153/A 153M or ASTM F 2329.
- C. Solder:
  1. For Zinc-Coated (Galvanized) Steel: ASTM B 32, Grade Sn50, 50 percent tin and 50 percent lead or Grade Sn60, 60 percent tin and 40 percent lead.
- D. Sealant Tape: Pressure-sensitive, 100 percent solids, 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.
- E. Elastomeric Sealant: ASTM C 920, elastomeric silicone polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

- F. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- G. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior nonmoving joints, including riveted joints.
- H. Bituminous Coating: Cold-applied asphalt emulsion according to ASTM D 1187.
- I. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required for application.

## 2.4 MANUFACTURED SHEET METAL FLASHING AND TRIM

- A. Reglets: Units of type, material, and profile required, formed to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated with factory-mitered and -welded corners and junctions and with interlocking counterflashing on exterior face, of same metal as reglet.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Fry Reglet Corporation.
    - b. Keystone Flashing Company, Inc.
  - 2. Material: Aluminum, 0.024 inch (0.61 mm) thick.
  - 3. Surface-Mounted Type: Provide with slotted holes for fastening to substrate, with neoprene or other suitable weatherproofing washers, and with channel for sealant at top edge.
  - 4. Stucco Type: Provide with upturned fastening flange and extension leg of length to match thickness of applied finish materials.
  - 5. Concrete Type: Provide temporary closure tape to keep reglet free of concrete materials, special fasteners for attaching reglet to concrete forms, and guides to ensure alignment of reglet section ends.
  - 6. Masonry Type: Provide with offset top flange for embedment in masonry mortar joint.
  - 7. Accessories:
    - a. Flexible-Flashing Retainer: Provide resilient plastic or rubber accessory to secure flexible flashing in reglet where clearance does not permit use of standard metal counterflashing or where Drawings show reglet without metal counterflashing.
    - b. Counterflashing Wind-Restraint Clips: Provide clips to be installed before counterflashing to prevent wind uplift of counterflashing's lower edge.
  - 8. Finish: With manufacturer's standard color coating.

## 2.5 FABRICATION, GENERAL

- A. General: Custom fabricate sheet metal flashing and trim to comply with details shown and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required. Fabricate sheet metal flashing and trim in 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 to fit substrates without excessive oil canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
  - 4. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners 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 indicated on Drawings and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.
- C. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
  - 1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with butyl sealant concealed within joints.
  - 2. Use lapped expansion joints only where indicated on Drawings.
- D. Sealant Joints: Where movable, nonexpansion-type joints are required, form metal to provide for proper installation of elastomeric sealant according to cited sheet metal standard.
- E. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
- F. Seams: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.
- G. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints where necessary for strength.
- H. Do not use graphite pencils to mark metal surfaces.

## 2.6 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Roof Edge Flashing (Gravel Stop): Fabricate in minimum 96-inch- (2400-mm-) long, but not exceeding 12-foot- (3.6-m-) long sections. Furnish with 6-inch- (150-mm-) wide, joint cover plates.
  - 1. Joint Style: Butted with expansion space and 6-inch- (150-mm-) wide, concealed backup plate.

2. Fabricate from the Following Materials:
    - a. Galvanized Steel: 0.028 inch (0.71 mm) thick.
  - B. Copings: Fabricate in minimum 96-inch- (2400-mm-) long, but not exceeding 12-foot- (3.6-m-) long, sections. Fabricate joint plates of same thickness as copings. Furnish with continuous cleats to support edge of external leg and interior leg. Miter corners, fasten and seal, solder or weld watertight.
    1. Coping Profile: Fig 3-4A according to SMACNA's "Architectural Sheet Metal Manual."
    2. Joint Style: Butted with expansion space and 6-inch- (150-mm-) wide, concealed backup plate.
    3. Fabricate from the Following Materials:
      - a. Galvanized Steel: 0.040 inch (1.02 mm) thick.
  - C. Roof, Roof-to-Wall Transition and Roof-to-Roof Edge-Flashing (Gravel-Stop) Transition Expansion-Joint Cover: Fabricate from the following materials:
    1. Galvanized Steel: 0.034 inch (0.86 mm) thick.
  - D. Base Flashing: Fabricate from the following materials:
    1. Galvanized Steel: 0.028 inch (0.71 mm) thick.
  - E. Counterflashing: Fabricate from the following materials:
    1. Galvanized Steel: 0.022 inch (0.56 mm) thick.
  - F. Flashing Receivers: Fabricate from the following materials:
    1. Galvanized Steel: 0.022 inch (0.56 mm) thick.
  - G. Roof-Penetration Flashing: Fabricate from the following materials:
    1. Galvanized Steel: 0.028 inch (0.71 mm) thick.
  - H. Roof-Drain Flashing: Fabricate from the following materials:
    1. Stainless Steel: 0.016 inch (0.40 mm) thick.
- 2.7 WALL SHEET METAL FABRICATIONS
- A. Through-Wall Flashing: Fabricate continuous flashings in minimum 96-inch- (2400-mm-) long, but not exceeding 12-foot- (3.6-m-) long, sections, under copings, and at shelf angles. Fabricate discontinuous lintel, sill, and similar flashings to extend 6 inches (150 mm) beyond each side of wall openings; and form with 2-inch- (50-mm-) high, end dams. Fabricate from the following materials:
    1. Stainless Steel: 0.016 inch (0.40 mm) thick.



- B. Opening Flashings in Frame Construction: Fabricate head, sill, and similar flashings to extend 4 inches (100 mm) beyond wall openings. Form head and sill flashing with 2-inch- (50-mm-) high, end dams. Fabricate from the following materials:
  - 1. Galvanized Steel: 0.022 inch (0.56 mm) thick.
- C. Wall Expansion-Joint Cover: Fabricate from the following materials:
  - 1. Aluminum: 0.040 inch (1.02 mm) thick.

## 2.8 MISCELLANEOUS SHEET METAL FABRICATIONS

- A. Equipment Support Flashing: Fabricate from the following materials:
  - 1. Galvanized Steel: 0.028 inch (0.71 mm) thick.
- B. Overhead-Piping Safety Pans: Fabricate from the following materials:
  - 1. Galvanized Steel: 0.040 inch (1.02 mm) thick.

## 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 sheet metal flashing and trim and other components of the Work 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 sheet metal flashing and trim system.
  - 1. Install sheet metal flashing and trim true to line, levels, and slopes. 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. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
  4. Install exposed sheet metal flashing and trim with limited oil canning, and free of buckling and tool marks.
  5. Torch cutting of sheet metal flashing and trim is not permitted.
  6. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
1. Coat concealed side of sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
  2. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at maximum of 10 feet (3 m) with no joints within 24 inches (600 mm) of corner or intersection.
1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with sealant concealed within joints.
  2. Use lapped expansion joints only where indicated on Drawings.
- D. Fasteners: Use fastener sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.
- E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- F. Seal joints as required for watertight construction.
1. Use sealant-filled joints unless otherwise indicated. 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 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 Section 07920 "Joint Sealants."

### 3.3 ROOF FLASHING INSTALLATION

- A. General: Install sheet metal flashing and trim to comply with performance requirements, sheet metal manufacturer's written installation instructions, and cited sheet metal standard. Provide concealed fasteners where possible, and set units true

to line, levels, and slopes. Install work with laps, joints, and seams that are permanently watertight and weather resistant.

- B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in cited sheet metal standard unless otherwise indicated. Interlock bottom edge of roof edge flashing with continuous cleat anchored to substrate at 12-inch (304mm) centers.
- C. Copings: Anchor to resist uplift and outward forces according to recommendations in cited sheet metal standard unless otherwise indicated.
  - 1. Interlock exterior bottom edge of coping with continuous cleat anchored to substrate at 16-inch (400-mm) centers.
  - 2. Anchor interior leg of coping with washers and screw fasteners through slotted holes at 24-inch (600-mm) centers.
- D. Copings: Anchor to resist uplift and outward forces according to recommendations in FM Global Property Loss Prevention Data Sheet 1-49 for specified FM Approvals' listing for required windstorm classification.
- E. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending minimum of 4 inches (100 mm) over base flashing. Install stainless-steel draw band and tighten.
- F. Counterflashing: Coordinate installation of counterflashing with installation of base flashing. Insert counterflashing in reglets or receivers and fit tightly to base flashing. Extend counterflashing 4 inches (100 mm) over base flashing. Lap counterflashing joints minimum of 4 inches (100 mm). Secure in waterproof manner by means of anchor and washer at 36-inch (910-mm) centers unless otherwise indicated.
- G. 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.

### 3.4 WALL FLASHING INSTALLATION

- A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.
- B. Through-Wall Flashing: Installation of through-wall flashing is specified in Section 04810 "Unit Masonry Assemblies."
- C. Reglets: Install per manufacturer's written recommendations for type of application required.
- D. Opening Flashings in Frame Construction: Install continuous head, sill, and similar flashings to extend 4 inches (100 mm) beyond wall openings.

### 3.5 MISCELLANEOUS FLASHING INSTALLATION

- A. Equipment Support Flashing: Coordinate installation of equipment support flashing with installation of roofing and equipment. Weld or seal flashing with elastomeric sealant to equipment support member.
- B. Overhead-Piping Safety Pans: Suspend pans from structure above, independent of other overhead items such as equipment, piping, and conduit, unless otherwise indicated on Drawings. Pipe and install drain line to plumbing waste or drainage system.

### 3.6 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerances specified in MCA's "Guide Specification for Residential Metal Roofing."

### 3.7 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 manufacturer's written installation instructions. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended by sheet metal flashing and trim manufacturer. Maintain sheet metal flashing and trim in 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 077100 - MANUFACTURED ROOF SPECIALTIES**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Roof-edge drainage systems.

#### 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.
- B. FM Approvals' Listing: Manufacture and install copings and roof-edge flashings that are listed in FM Approvals' "RoofNav" and approved for windstorm classification, Class 1-90. Identify materials with FM Approvals' markings.
- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of thermal movements. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
  - 1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

#### 1.4 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: For roof specialties. Include plans, elevations, expansion-joint locations, keyed details, and attachments to other work. Distinguish between plant- and field-assembled work. Include the following:
  - 1. Details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
  - 2. Pattern of seams and layout of fasteners, cleats, clips, and other attachments.

3. Details of termination points and assemblies, including fixed points.
  4. Details of special conditions.
- C. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.
- D. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for copings and roof-edge flashings.
- E. Maintenance Data: For roofing specialties to include in maintenance manuals.
- F. Warranty: Sample of special warranty.

## 1.5 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.

## PART 2 - PRODUCTS

### 2.1 CONCEALED METALS

- A. Stainless-Steel Sheet: ASTM A 240/A 240M or ASTM A 666, Type 304.

### 2.2 UNDERLAYMENT MATERIALS

- A. Felt: ASTM D 226, Type II (No. 30), asphalt-saturated organic felt, nonperforated.
- B. Self-Adhering, High-Temperature Sheet: Minimum 30 to 40 mils (0.76 to 1.0 mm) thick, consisting of slip-resisting polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by underlayment manufacturer.
1. Thermal Stability: ASTM D 1970; stable after testing at 240 deg F (116 deg C).
  2. Low-Temperature Flexibility: ASTM D 1970; passes after testing at minus 20 deg F (29 deg C).
  3. Products: Subject to compliance with requirements, provide one of the following:
    - a. Grace Construction Products, a unit of W. R. Grace & Co.; Ultra.
    - b. Metal-Fab Manufacturing, LLC; MetShield.
    - c. Owens Corning; WeatherLock Metal High Temperature Underlayment.
- C. Slip Sheet: Building paper, 3-lb/100 sq. ft. (0.16-kg/sq. m) minimum, rosin sized.

## 2.3 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.

## 2.4 ROOF-EDGE DRAINAGE SYSTEMS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Hickman Company, W. P.
  - b. Petersen Aluminum Corporation.
  - c. Or product specifically approved for use with Roofing Products Specified.
- B. Gutters: Manufactured in uniform section lengths not exceeding 12 feet (3.6 m), with matching corner units, ends, outlet tubes, and other accessories. Elevate back edge at least 1 inch (25 mm) above front edge. Furnish flat-stock gutter straps, gutter brackets, expansion joints, and expansion-joint covers fabricated from same metal as gutters.
  - 1. Fabricate from the following exposed metal:
    - a. Formed Aluminum: 0.040 inch (1.02 mm) thick.
  - 2. Gutter Profile: As indicated according to SMACNA's "Architectural Sheet Metal Manual."
  - 3. Corners: Factory mitered and mechanically clinched and sealed watertight.
  - 4. Gutter Supports: Manufacturer's standard supports as selected by Architect with finish matching the gutters.
- C. Downspouts: Plain round and Plain rectangular complete with mitered elbows, manufactured from the following exposed metal. Furnish with metal hangers, from same material as downspouts, and anchors.
  - 1. Zinc-Coated Steel: Nominal 0.034-inch (0.86-mm) thickness.
- D. Parapet Scuppers: Manufactured with closure flange trim to exterior, 4-inch- (100-mm-) wide wall flanges to interior, and base extending 4 inches (100 mm) beyond cant or tapered strip into field of roof.
  - 1. Fabricate from the following exposed metal: Zinc-Coated Steel: Nominal 0.028-inch (0.71-mm) thickness.
- E. Conductor Heads: Manufactured conductor heads, each with flanged back and stiffened top edge and of dimensions and shape indicated, complete with outlet tube that nests into upper end of downspout, exterior flange trim, and built-in overflow.
  - 1. Fabricate from the following exposed metal: Zinc-Coated Steel: Nominal 0.028-inch (0.71-mm) thickness.
- F. Finish: Three-coat fluoropolymer.
  - 1. Color: As selected by Architect from manufacturer's full range.

## 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 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, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Examine walls, roof edges, and parapets for suitable conditions for roof specialties.
- C. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- D. 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.
- C. Polyethylene Sheet: Install with adhesive for temporary anchorage to minimize use of mechanical fasteners under roof specialties. Apply in shingle fashion to shed water, with lapped and taped joints of not less than 2 inches (50 mm).
- D. Slip Sheet: Install with tape or 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).

### 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 and stainless-steel roof specialties with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
  - 2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of self-adhering, high-temperature sheet underlayment.
  - 3. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof specialties for waterproof performance.
- C. Expansion Provisions: Allow for thermal expansion of exposed roof specialties.
  - 1. Space movement joints at a maximum of 12 feet (3.6 m) with no joints within 18 inches (450 mm) of corners or intersections unless otherwise shown on Drawings.
  - 2. When ambient temperature at time of installation is 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.
- 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 ROOF-EDGE DRAINAGE-SYSTEM INSTALLATION

- A. General: Install components to produce a complete roof-edge drainage system according to manufacturer's written instructions. Coordinate installation of roof perimeter flashing with installation of roof-edge drainage system.
- B. Gutters: Join and seal gutter lengths. Allow for thermal expansion. Attach gutters to firmly anchored gutter supports spaced not more than 24 inches (610 mm) apart. Attach ends with rivets and seal with sealant to make watertight. Slope to downspouts.
  - 1. Install gutter with expansion joints at locations indicated but not exceeding 50 feet (15.2 m) apart. Install expansion joint caps.

- C. Downspouts: Join sections with manufacturer's standard telescoping joints. Provide hangers with fasteners designed to hold downspouts securely to walls and 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1500 mm) o.c.
  - 1. Provide elbows at base of downspout to direct water away from building.
  - 2. Connect downspouts to underground drainage system indicated.
- D. Parapet Scuppers: Install scuppers through parapet where indicated. Continuously support scupper, set to correct elevation, and seal flanges to interior wall face, over cants or tapered edge strips, and under roofing membrane.
  - 1. Anchor scupper closure trim flange to exterior wall and seal or solder to scupper.
  - 2. Loosely lock front edge of scupper with conductor head.
  - 3. Seal or solder exterior wall scupper flanges into back of conductor head.
- E. Conductor Heads: Anchor securely to wall with elevation of conductor top edge 1 inch (25 mm) below discharge.

### 3.5 REGLET AND COUNTERFLASHING INSTALLATION

- A. General: Coordinate installation of reglets and counterflashings with installation of base flashings.
- B. Surface-Mounted Reglets: Install reglets to receive flashings where flashing without embedded reglets is indicated on Drawings. Install at height so that inserted counterflashings overlap 4 inches (100 mm) over top edge of base flashings.

### 3.6 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 smoke barriers.
- B. Related Requirements:
  - 1. Section 078443 "Joint Firestopping" for joints in or between fire-resistance-rated construction and in smoke barriers.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Product Schedule: For each penetration firestopping system. Include location, illustration of firestopping system, and design designation of qualified testing and inspecting agency.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Product Test Reports: For each penetration firestopping system, for tests performed by a qualified testing agency.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Installer Certificates: From Installer indicating that penetration firestopping systems have been installed in compliance with requirements and manufacturer's written instructions.

## 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: A firm that has been approved by FM Global according to FM Global 4991, "Approval of Firestop Contractors," or been evaluated by UL and found to comply with its "Qualified Firestop Contractor Program Requirements."

## 1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install penetration firestopping system when ambient or substrate temperatures are outside limits permitted by penetration firestopping system manufacturers or when substrates are wet because of rain, frost, condensation, or other causes.
- B. Install and cure penetration firestopping materials per manufacturer's written instructions using natural means of ventilations or, where this is inadequate, forced-air circulation.

## 1.8 COORDINATION

- A. Coordinate construction of openings and penetrating items to ensure that penetration firestopping systems can be installed according to specified firestopping system design.
- B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate penetration firestopping systems.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Test-Response Characteristics:
  - 1. Perform penetration firestopping system tests by a qualified testing agency acceptable to authorities having jurisdiction.
  - 2. Test per testing standards referenced in "Penetration Firestopping Systems" Article. Provide rated systems complying with the following requirements:
    - a. Penetration firestopping systems shall bear classification marking of a qualified testing agency.
      - 1) UL in its "Fire Resistance Directory."

### 2.2 PENETRATION FIRESTOPPING SYSTEMS

- A. Penetration Firestopping Systems: Systems that resist spread of fire, 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.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. 3M Fire Protection Products.
    - b. Grabber Construction Products.
    - c. Hilti, Inc.
    - d. Specified Technologies, Inc.
    - e. Tremco, Inc.
  - B. Penetrations in Fire-Resistance-Rated Walls: Penetration firestopping systems with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg.
    1. F-Rating: Not less than the fire-resistance rating of constructions penetrated.
  - C. Penetrations in Smoke Barriers: Penetration firestopping systems with ratings determined per UL 1479, based on testing at a positive pressure differential of 0.30-inch wg.
    1. L-Rating: Not exceeding 5.0 cfm/sq. ft. of penetration opening at and no more than 50-cfm cumulative total for any 100 sq. ft. at both ambient and elevated temperatures.
  - D. Exposed Penetration Firestopping Systems: Flame-spread and smoke-developed indexes of less than 25 and 450, respectively, per ASTM E 84.
  - E. VOC Content: Penetration firestopping sealants and sealant primers shall comply with the following limits for VOC content:
    1. Sealants: 250 g/L.
    2. Sealant Primers for Nonporous Substrates: 250 g/L.
    3. Sealant Primers for Porous Substrates: 775 g/L.
  - F. 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 system manufacturer and approved by qualified testing and inspecting agency for conditions indicated.
    1. Permanent forming/damming/backing materials.
    2. Substrate primers.
    3. Collars.
    4. Steel sleeves.
- 2.3 FILL MATERIALS
- A. Cast-in-Place Firestop Devices: Factory-assembled devices for use in cast-in-place concrete floors and consisting of an outer sleeve lined with an intumescent strip, a flange attached to one end of the sleeve for fastening to concrete formwork, and a neoprene gasket.
  - B. Latex Sealants: Single-component latex formulations that do not re-emulsify after cure during exposure to moisture.

- C. Firestop Devices: Factory-assembled collars formed from galvanized steel and lined with intumescent material sized to fit specific diameter of penetrant.
- D. Intumescent Composite Sheets: Rigid panels consisting of aluminum-foil-faced intumescent elastomeric sheet bonded to galvanized-steel sheet.
- E. Intumescent Putties: Nonhardening, water-resistant, intumescent putties containing no solvents or inorganic fibers.
- F. Intumescent Wrap Strips: Single-component intumescent elastomeric sheets with aluminum foil on one side.
- G. 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.
- H. 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.
- I. Silicone Foams: Multicomponent, silicone-based liquid elastomers that, when mixed, expand and cure in place to produce a flexible, nonshrinking foam.
- J. Silicone Sealants: Single-component, silicone-based, neutral-curing elastomeric sealants.

## 2.4 MIXING

- A. Penetration Firestopping Materials: For those products requiring mixing before application, comply with penetration firestopping system 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: Before installing penetration firestopping systems, clean out openings immediately 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 materials.
  - 2. Clean opening substrates and penetrating items to produce clean, sound surfaces capable of developing optimum bond with penetration firestopping materials. Remove loose particles remaining from cleaning operation.
  - 3. Remove laitance and form-release agents from concrete.
- B. 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.

### 3.3 INSTALLATION

- A. General: Install penetration firestopping systems to comply with manufacturer's written installation instructions and published drawings for products and applications.
- 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.
  - 1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not forming permanent components of firestopping.
- C. Install fill materials by proven techniques to produce the following results:
  - 1. Fill voids and cavities formed by openings, forming materials, accessories and penetrating items to achieve required fire-resistance ratings.
  - 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 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 system 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 systems are 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 material and install new materials to produce systems complying with specified requirements.

END OF SECTION 078413



## **SECTION 078443 - JOINT 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. Joints in or between fire-resistance-rated constructions.
  - 2. Joints in smoke barriers.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Product Schedule: For each joint firestopping system. Include location, illustration of firestopping system, and design designation of qualified testing agency.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Product Test Reports: For each joint firestopping system, for tests performed by a qualified testing agency.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Installer Certificates: From Installer indicating that joint firestopping systems have been installed in compliance with requirements and manufacturer's written instructions.

#### 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: A firm that has been approved by FM Global according to FM Global 4991, "Approval of Firestop Contractors," or been evaluated by UL and found to comply with UL's "Qualified Firestop Contractor Program Requirements."

## 1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install joint firestopping systems when ambient or substrate temperatures are outside limits permitted by joint firestopping system manufacturers or when substrates are wet due to rain, frost, condensation, or other causes.
- B. Install and cure joint firestopping systems per manufacturer's written instructions using natural means of ventilation or, where this is inadequate, forced-air circulation.

## 1.8 COORDINATION

- A. Coordinate construction of joints to ensure that joint firestopping systems can be installed according to specified firestopping system design.
- B. Coordinate sizing of joints to accommodate joint firestopping systems.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Test-Response Characteristics:
  - 1. Perform joint firestopping system tests by a qualified testing agency acceptable to authorities having jurisdiction.
  - 2. Test per testing standards referenced in "Joint Firestopping Systems" Article. Provide rated systems complying with the following requirements:
    - a. Joint firestopping systems shall bear classification marking of a qualified testing agency.
      - 1) UL in its "Fire Resistance Directory."

### 2.2 JOINT FIRESTOPPING SYSTEMS

- A. Joint Firestopping Systems: Systems that resist spread of fire, passage of smoke and other gases, and maintain original fire-resistance rating of assemblies in or between which joint firestopping systems are installed. Joint firestopping 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 joint firestopping systems with ratings determined per ASTM E 1966 or UL 2079.

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. 3M Fire Protection Products.
    - b. Grabber Construction Products.
    - c. Hilti, Inc.
    - d. Specified Technologies, Inc.
    - e. Tremco, Inc.
  2. Fire-Resistance Rating: Equal to or exceeding the fire-resistance rating of the wall, floor, or roof in or between which it is installed.
- C. Joints in Smoke Barriers: Provide fire-resistive joint systems with ratings determined per UL 2079 based on testing at a positive pressure differential of 0.30-inch wg (74.7 Pa).
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. 3M Fire Protection Products.
    - b. Hilti, Inc.
    - c. Specified Technologies, Inc.
    - d. Tremco, Inc.
  2. L-Rating: Not exceeding 5.0 cfm/ft. (0.00775 cu. m/s x m) of joint at both ambient and elevated temperatures.
- D. Exposed Joint Firestopping Systems: 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:
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. Accessories: Provide components of fire-resistive joint systems, including primers and forming materials, that are needed to install elastomeric fill materials and to maintain ratings required. Use only components specified by joint firestopping system manufacturer and approved by the qualified testing agency for conditions 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: Before installing fire-resistive joint systems, clean joints immediately 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 elastomeric fill materials or compromise fire-resistive rating.
  - 2. Clean joint substrates to produce clean, sound surfaces capable of developing optimum bond with elastomeric fill materials. Remove loose particles remaining from cleaning operation.
  - 3. Remove laitance and form-release agents from concrete.
- B. Prime substrates where recommended in writing by joint firestopping 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.

### 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 elastomeric 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 elastomeric 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 elastomeric fill materials for fire-resistive joint systems by proven techniques to produce the following results:
  - 1. Elastomeric fill voids and cavities formed by joints and forming materials as required to achieve fire-resistance ratings indicated.
  - 2. Apply elastomeric fill materials so they contact and adhere to substrates formed by joints.
  - 3. For elastomeric fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

### 3.4 CLEANING AND PROTECTION

- A. Clean off excess elastomeric fill materials adjacent to joints as the Work progresses by methods and with cleaning materials that are approved in writing by joint firestopping 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 joint firestopping 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 078443



## **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 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Silicone joint sealants.
  - 2. Mildew-resistant joint sealants.
  - 3. Latex joint sealants.
  - 4. Acoustical joint sealants.

#### 1.3 PRECONSTRUCTION TESTING

- A. Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:
  - 1. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.
  - 2. Conduct field tests for each application indicated below:
    - a. Each kind of sealant and joint substrate indicated.
  - 3. Notify Architect seven days in advance of dates and times when test joints will be erected.
  - 4. Arrange for tests to take place with joint-sealant manufacturer's technical representative present.
    - a. 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.
      - 1) 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.
  - 5. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.

6. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.

#### 1.4 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. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- (13-mm-) wide joints formed between two 6-inch- (150-mm-) long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.
- D. 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.
- E. Qualification Data: For qualified Installer.
- F. Product Certificates: For each kind of joint sealant and accessory, from manufacturer.
- G. Sealant, Waterproofing, and Restoration Institute (SWRI) Validation Certificate: For each sealant specified to be validated by SWRI's Sealant Validation Program.
- H. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
- 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. Preconstruction Field-Adhesion Test Reports: Indicate which sealants and joint preparation methods resulted in optimum adhesion to joint substrates based on testing specified in "Preconstruction Testing" Article.
- K. Field-Adhesion Test Reports: For each sealant application tested.
- L. Warranties: Sample of special warranties.



## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units 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.

## 1.6 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.

## 1.7 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: Two years from date of Substantial Completion.
- B. Special 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: Five years from date of Substantial Completion.
- C. Special 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. 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.
- C. 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. Dow Corning Corporation; 795.
    - b. Tremco Incorporated; Spectrem 2.
- B. Single-Component, Nonsag, Traffic-Grade, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 100/50, for Use T.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Dow Corning Corporation; NS Parking Structure Sealant.
    - b. Tremco Incorporated; Spectrem 800.
- C. 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. Dow Corning Corporation; 786 Mildew Resistant.
    - b. GE Advanced Materials - Silicones; Sanitary SCS1700.
    - c. Tremco Incorporated; Tremsil 200 Sanitary.

### 2.3 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. Pecora Corporation; AC-20+.
  - b. Tremco Incorporated; Tremflex 834.

## 2.4 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 of the following:
  - a. Pecora Corporation; AC-20 FTR.
  - b. USG Corporation; SHEETROCK Acoustical Sealant.

## 2.5 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), Type O (open-cell material), Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- 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.

## 2.6 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.
  - 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.
- 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 requirements specified in subparagraphs below 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.
  - 3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
  - 4. Provide flush joint profile where indicated per Figure 8B in ASTM C 1193.
  - 5. Provide recessed joint configuration of recess depth and at locations indicated per Figure 8C in ASTM C 1193.
    - 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.

### 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 10 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. Expansion and isolation joints in concrete paving
    - b. Contraction joints in concrete paving.
    - c. Isolation and contraction joints in cast-in-place concrete slabs.
    - d. Other joints as indicated.
  - 2. Silicone Joint Sealant: Single component, nonsag, traffic grade, neutral curing
- B. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces.
  - 1. Joint Locations:
    - a. Control and expansion joints in unit masonry.
    - b. Joints between different materials listed above.
    - c. Perimeter joints between materials listed above and frames of doors, windows and louvers.
    - d. Control and expansion joints in ceilings and other overhead surfaces.
    - e. Other joints as indicated on drawings.
  - 2. Silicone Joint Sealant: Single component, nonsag, neutral curing, Class 50
  - 3. 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. Silicone Joint Sealant: Single component, nonsag, traffic grade, neutral curing.
  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. Vertical joints on exposed surfaces of walls and partitions.
    - e. Perimeter joints between interior wall surfaces and frames of interior doors, windows and elevator entrances.
    - f. Other joints as indicated.
  2. Joint Sealant: Acrylic latex or siliconized acrylic latex
  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: Single component, nonsag, mildew resistant, acid curing.
  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. Joint-Sealant Application: Concealed mastics.

1. Joint Locations:
  - a. Aluminum thresholds.
  - b. Sill plates.
  - c. Other joints as indicated on Drawings.
2. Joint Sealant: Butyl-rubber based.

END OF SECTION 079200



## SECTION 081113 - HOLLOW METAL 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. Standard and custom hollow metal doors and frames.
2. Steel sidelight, borrowed lite and transom frames.
3. Louvers installed in hollow metal doors.
4. Light frames and glazing installed in hollow metal doors.

- B. Related Sections:

1. Division 01 Section "General Conditions".
2. Division 04 Section "Unit Masonry" for embedding anchors for hollow metal work into masonry construction.
3. Division 08 Section "Flush Wood Doors".
4. Division 08 Section "Stile and Rail Wood Doors".
5. Division 08 Section "Glazing" for glass view panels in hollow metal doors.
6. Division 08 Section "Door Hardware".
7. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames.

- C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
9. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
10. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
11. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
12. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
13. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.
14. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
15. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
16. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

### 1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.
- B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.
- C. 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 anchorages, joints, field splices, and connections.
  6. Details of accessories.
  7. Details of moldings, removable stops, and glazing.
  8. Details of conduit and preparations for power, signal, and control systems.
- D. Samples for Verification:
  1. Samples are only required by request of the architect and for manufacturers that are not current members of the Steel Door Institute.

### 1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.
- B. Quality Standard: In addition to requirements specified, furnish SDI-Certified manufacturer products that comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".

- C. 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 UL10C (neutral pressure at 40" above sill) or UL 10C.
  - 1. Oversize Fire-Rated Door Assemblies Construction: For units exceeding sizes of tested assemblies, attach construction label certifying doors are built to standard construction requirements for tested and labeled fire rated door assemblies except for size.
  - 2. Temperature-Rise Limit: Where indicated and at vertical exit enclosures (stairwell openings) and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.
  - 3. Smoke Control Door Assemblies: Comply with NFPA 105.
    - a. Smoke "S" Label: Doors to bear "S" label, and include smoke and draft control gasketing applied to frame and on meeting stiles of pair doors.
- D. Fire-Rated, Borrowed-Light Frame Assemblies: Assemblies complying with NFPA 80 that are listed and labeled, by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257. Provide labeled glazing material.
- E. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.

#### 1.5 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 non-vented plastic.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow metal work 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 high wood blocking. Do not store in a manner that traps excess humidity.
  - 1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

#### 1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

## 1.7 COORDINATION

- A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.
- B. Building Information Modeling (BIM) Support: Utilize designated BIM software tools and obtain training needed to successfully participate in the Project BIM processes. All technical disciplines are responsible for the product data integration and data reliability of their Work into the coordinated BIM applications.

## 1.8 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.
- B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide steel doors and frames from a SDI Certified manufacturer:
  - 1. CECO Door Products (C).
  - 2. Curries Company (CU).

### 2.2 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- 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: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

### 2.3 HOLLOW METAL DOORS

- A. General: Provide 1-3/4 inch 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 and ANSI/NAAMM HMMA 867.
- B. Exterior Doors: Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. 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. Design: Flush panel.
  2. Core Construction: Manufacturer's standard polyurethane. Where indicated, provide doors fabricated as thermal-rated assemblies with a minimum R-value of 3.2 or better.
  3. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.
  4. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
  5. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
  6. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.
- C. Interior Doors: Face sheets fabricated of commercial quality cold rolled steel that complies with ASTM A 1008/A 1008M. 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. Design: Flush panel.
    - a. Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated.
  2. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.
  3. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet.
  4. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
  5. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.
- D. Manufacturers Basis of Design:
1. Curries Company (CU) - Polystyrene Core - 707 Series.
  2. Curries Company (CU) - Polyurethane Core - 707 Series.

## 2.4 HOLLOW METAL FRAMES

- A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
- B. Thermal Break Frames: Subject to the same compliance standards and requirements as standard hollow metal frames. Tested for thermal performance in accordance with NFRC 102, and resistance to air infiltration in accordance with NFRC 400. Where indicated provide thermally broken frame profiles available for use in both masonry

and drywall construction. Fabricate with 1/16" positive thermal break and integral vinyl weatherstripping.

- C. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.
  - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
  - 2. Manufacturers Basis of Design:
    - a. Curries Company (CU) – M Series.
- D. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A 1008/A 1008M.
  - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
  - 2. Frames: Minimum 16 gauge (0.053-inch -1.3-mm) thick steel sheet.
  - 3. Manufacturers Basis of Design:
    - a. Curries Company (CU) - M Series.
- E. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.
- F. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

## 2.5 FRAME ANCHORS

- A. Jamb Anchors:
  - 1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
  - 2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
- B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
- C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

## 2.6 LIGHT OPENINGS AND GLAZING

- A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator's shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.
- B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.



- C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.
- D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.

## 2.7 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

## 2.8 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. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
- B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
- C. Hollow Metal Doors:
  - 1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.
  - 2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.
  - 3. Astragals: Provide overlapping astragals as noted in door hardware sets in Division 08 Section "Door Hardware" on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted.
- D. Hollow Metal Frames:
  - 1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
  - 2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.
    - a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.

3. Sidelight and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
  4. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
  5. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.
  6. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
  7. Jamb Anchors: Provide number and spacing of anchors as follows:
    - a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
      - 1) Two anchors per jamb up to 60 inches high.
      - 2) Three anchors per jamb from 60 to 90 inches high.
      - 3) Four anchors per jamb from 90 to 120 inches high.
      - 4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.
    - b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
      - 1) Three anchors per jamb up to 60 inches high.
      - 2) Four anchors per jamb from 60 to 90 inches high.
      - 3) Five anchors per jamb from 90 to 96 inches high.
      - 4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
      - 5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.
  8. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
  9. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.
- E. Hardware Preparation: Factory prepare hollow metal work to receive template 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 non-template, 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.
4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 26 Sections.

## 2.9 STEEL FINISHES

- A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.
  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; and compatible with substrate and field-applied coatings.

## 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. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.
- C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

### 3.3 INSTALLATION

- A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.

- B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.
  - 1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
  - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
  - 3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.
  - 4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.
- 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 plus or minus 1/16 inch.
    - b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
    - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
    - d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.
  - 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- D. Field Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

### 3.4 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. Remove grout and other bonding material from hollow metal work immediately after installation.
- C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

END OF SECTION 081113

## **SECTION 081416 - FLUSH 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 wood-veneer and hardboard/ faces.
  - 2. Hollow-core doors with hardboard/ faces.
  - 3. Shop priming and Factory finishing flush wood doors.
  - 4. Factory fitting flush wood doors to frames and factory machining for hardware.

#### 1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of door. 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; and the following:
  - 1. Dimensions and locations of blocking.
  - 2. Dimensions and locations of mortises and holes for hardware.
  - 3. Dimensions and locations of cutouts.
  - 4. Undercuts.
  - 5. Requirements for veneer matching.
  - 6. Doors to be factory finished and finish requirements.
  - 7. Fire-protection ratings for fire-rated doors.
- C. Samples for Initial Selection: For factory-finished doors.
- D. Samples for Verification:
  - 1. Factory finishes applied to actual door face materials, approximately 8 by 10 inches (200 by 250 mm), for each material and finish.
  - 2. Plastic laminate, 6 inches (150 mm) square, for each color, texture, and pattern selected.

3. Corner sections of doors, approximately 8 by 10 inches (200 by 250 mm), with door faces and edges representing actual materials to be used.
  - a. Provide Samples for each species of veneer and solid lumber required.
  - b. Provide Samples for each color, texture, and pattern of plastic laminate required.
  - c. Finish veneer-faced door Samples with same materials proposed for factory-finished doors.
4. Louver blade and frame sections, 6 inches (150 mm) long, for each material and finish specified.
5. Frames for light openings, 6 inches (150 mm) long, for each material, type, and finish required.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For special warranty.
- B. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.

#### 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that is a certified participant in AWI's Quality Certification Program.
- B. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

#### 1.7 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 top and bottom rail with opening number used on Shop Drawings.

#### 1.8 FIELD 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 remainder of construction period.

## 1.9 WARRANTY

- A. Special Warranty: 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 years 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. Algoma Hardwoods, Inc.
  2. Ampco.
  3. Chappell Door Co.
  4. Eggers Industries.
  5. General Veneer Manufacturing Co.
  6. Graham Wood Doors; an Assa Abloy Group company.
  7. Haley Brothers, Inc.
  8. Ipik Door Company.
  9. Lambton Doors.
  10. Marlite.
  11. Marshfield Door Systems, Inc.
  12. Mohawk Doors; a Masonite company.
  13. Oshkosh Door Company.
  14. Poncraft Door Company.
  15. Vancouver Door Company.
  16. VT Industries, Inc.
- B. Source Limitations: Obtain flush wood doors from single manufacturer.

### 2.2 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with AWI's, AWMAC's, and WI's "Architectural Woodwork Standards."

- B. 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 positive pressure according to NFPA 252 or UL 10C.
  - 1. Oversize Fire-Rated Door Assemblies: For units exceeding sizes of tested assemblies, provide certification by a qualified testing agency that doors comply with standard construction requirements for tested and labeled fire-rated door assemblies except for size.
  - 2. Temperature-Rise Limit: At vertical exit enclosures and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.
  - 3. Cores: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
  - 4. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
  - 5. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.
- C. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784.
- D. Particleboard-Core Doors:
  - 1. Particleboard: ANSI A208.1, Grade LD-1, made with binder containing no urea-formaldehyde.
  - 2. Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-bolting hardware.
  - 3. Provide doors with glued-wood-stave or structural-composite-lumber cores instead of particleboard cores for doors indicated to receive exit devices.
- E. Structural-Composite-Lumber-Core Doors:
  - 1. Structural Composite Lumber: WDMA I.S.10.
    - a. Screw Withdrawal, Face: 700 lbf (3100 N).
    - b. Screw Withdrawal, Edge: 400 lbf (1780 N).
- F. 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.



- a. Screw-Holding Capability: 550 lbf (2440 N) per WDMA T.M.-10.

G. Hollow-Core Doors:

1. Construction: Standard hollow core.
2. Blocking: Provide wood blocking with minimum dimensions as follows:
  - a. 5-by-18-inch (125-by-460-mm) lock blocks at both stiles.
  - b. 5-inch (125-mm) top- and bottom-rail blocking.
  - c. 2-1/2-inch (64-mm) midrail blocking.

2.3 DOORS FOR OPAQUE FINISH

A. Interior Solid-Core Doors:

1. Grade: Premium.
2. Faces: Any closed-grain hardwood of mill option.
3. Exposed Vertical and Top Edges: Any closed-grain hardwood.
4. Core: Particleboard.
5. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit is abrasive planed before veneering. Faces are bonded to core using a hot press.

B. Interior Hollow-Core Doors:

1. Grade: Premium.
2. Faces: Hardboard or MDF.
  - a. Hardboard Faces: ANSI A135.4, Class 1 (tempered) or Class 2 (standard).
  - b. MDF Faces: ANSI A208.2, Grade 150 or Grade 160.
3. Exposed Vertical and Top Edges: Any closed-grain hardwood.

2.4 LIGHT FRAMES AND LOUVERS

A. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads unless otherwise indicated.

1. Wood Species: Any closed-grain hardwood.
2. Profile: Flush rectangular beads.
3. At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.

B. Wood-Veneered Beads for Light Openings in Fire-Rated Doors: Manufacturer's standard wood-veneered noncombustible beads matching veneer species of door faces and approved for use in doors of fire-protection rating indicated. Include concealed metal glazing clips where required for opening size and fire-protection rating indicated.

- C. Metal Frames for Light Openings in Fire-Rated Doors: Manufacturer's standard frame formed of **0.048-inch- (1.2-mm-)** thick, cold-rolled steel sheet; factory primed for paint finish; and approved for use in doors of fire-protection rating indicated.
- D. Wood Louvers: Door manufacturer's standard solid-wood louvers unless otherwise indicated.
  - 1. Wood Species: Any closed-grain hardwood.
- E. Metal Louvers:
  - 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. Air Louvers, Inc.
    - b. Anemostat; a Mestek company.
    - c. L & L Louvers, Inc.
    - d. Louvers & Dampers, Inc.; a division of Mestek, Inc.
    - e. McGill Architectural Products.
  - 2. Blade Type: Vision-proof, inverted V.
  - 3. Metal and Finish: Hot-dip galvanized steel, **0.040 inch (1.0 mm)** thick, factory primed for paint finish.
- F. Louvers for Fire-Rated Doors: Metal louvers with fusible link and closing device, listed and labeled for use in doors with fire-protection rating of 1-1/2 hours and less.
  - 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. Air Louvers Inc.
    - b. Anemostat; a Mestek company.
    - c. L & L Louvers, Inc.
    - d. Louvers & Dampers, Inc.; a Mestek company.
    - e. McGill Architectural Products.
  - 2. Metal and Finish: Hot-dip galvanized steel, **0.040 inch (1.0 mm)** thick, factory primed for paint finish.

## 2.5 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 NFPA 80 requirements 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, BHMA-156.115-W, and hardware templates.

1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
  2. Metal Astragals: Factory machine astragals and formed-steel edges for hardware for pairs of fire-rated doors.
- C. Transom and Side Panels: Fabricate matching panels with same construction, exposed surfaces, and finish as specified for associated doors. Finish bottom edges of transoms and top edges of rabbeted doors same as door stiles.
1. Fabricate door and transom panels with full-width, solid-lumber, rabbeted, meeting rails. Provide factory-installed spring bolts for concealed attachment into jambs of metal door frames.
- D. Openings: Factory cut and trim openings through doors.
1. Light Openings: Trim openings with moldings of material and profile indicated.
  2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 08800 "Glazing."
  3. Louvers: Factory install louvers in prepared openings.

## 2.6 SHOP PRIMING

- A. Doors for Opaque Finish: Shop prime faces, all four edges, edges of cutouts, and mortises with one coat of wood primer specified in Section 09900 "Painting."
- B. Doors for Transparent Finish: Shop prime faces and all four edges with stain (if required), other required pretreatments, and first coat of finish as specified in Section 09931 "Wood Stains and Transparent Finishes." Seal edges of cutouts and mortises with first coat of finish.

## 2.7 FACTORY FINISHING

- A. General: Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
1. Finish faces, all four edges, edges of cutouts, and mortises. Stains and fillers may be omitted on bottom edges, edges of cutouts, and mortises.
- B. Factory finish doors that are indicated to receive transparent finish.
- C. Transparent Finish:
1. Grade: Premium.
  2. Finish: AWI's, AWMAC's, and WI's "Architectural Woodwork Standards" System 11, catalyzed polyurethane.
  3. Staining: As selected by Architect from manufacturer's full range.
  4. Sheen: Satin.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine doors and installed door frames, with Installer present, before hanging doors.
  - 1. Verify that installed 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 Section 08710 "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
  - 1. Install fire-rated doors according to NFPA 80.
  - 2. Install smoke- and draft-control doors according to NFPA 105.
- C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
  - 1. Clearances: Provide **1/8 inch (3.2 mm)** at heads, jambs, and between pairs of doors. Provide **1/8 inch (3.2 mm)** from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide **1/4 inch (6.4 mm)** from bottom of door to top of threshold unless otherwise indicated.
    - a. Comply with NFPA 80 for fire-rated doors.
  - 2. Bevel non-fire-rated doors **1/8 inch in 2 inches (3-1/2 degrees)** at lock and hinge edges.
  - 3. Bevel fire-rated doors **1/8 inch in 2 inches (3-1/2 degrees)** at lock edge; trim stiles and rails only to extent permitted by labeling agency.
- D. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
- E. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

### 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 082113 – EXTERIOR OUTSWING WOOD PATIO DOORS**

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Out-Swing Aluminum Clad Wood Patio Doors

#### 1.2 REFERENCES

- A. American Architectural Manufacturer Association (AAMA)
  - 1. ANSI/AAMA/NWDA 101/I.S.2 /NAFS; Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors
  - 2. AAMA 506; Voluntary Specifications for Hurricane and Impact and Cycle Testing of Fenestration Products
- B. ASTM International
  - 1. ASTM E 1886; Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
  - 2. ASTM E 1996; Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
- C. National Fenestration Rating Council (NFRC)
  - 1. NFRC 100; Procedure for Determining Fenestration Thermal Properties
  - 2. NFRC 200; Solar Heat Gain Coefficient and Visible Transmittance
- D. South Florida Building Code Impact Test Procedures (Miami-Dade TAS)
  - 1. TAS 201; Impact Test Procedures
  - 2. TAS 202; Criteria for testing Impact and Non-Impact Resistant Building Envelope Components using Uniform Static Air Pressure
  - 3. TAS 203; Criteria for testing Products Subject to Cyclic Wind Pressure Loading
- E. Window & Door Manufacturers Association (WDMA)
  - 1. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork

#### 1.3 DESIGN REQUIREMENTS

- A. Provide patio doors capable of complying with requirements indicated, based on testing manufacturer's patio doors that are representative of those specified and that are of test size required by ANSI/AAMA/NWDA 101 I.S.2/NAFS.

- B. Structural Requirements – Provide patio doors capable of complying with requirements indicated:
  - 1. Design pressure: As indicated on drawings.
- C. Impact (Windborne-Debris) Resistance
  - 1. Patio doors capable of resisting impact from windborne debris, when tested in accordance with ASTM E1886, ASTM E1996, and AAMA 506.
- D. NFRC Requirements – Provide patio doors capable of complying with the following total patio door ratings:
  - 1. U-Factor: 0.30 in accordance with NFRC 100.
  - 2. Solar Heat Gain Coefficient (SHGC): 0.30 in accordance with NFRC 200.

#### 1.4 SUBMITTALS

- A. Product Data: Submit patio door manufacturer current product literature, including installation instruction.
- B. Samples: Provide finish samples for all products.
- C. Quality Assurance Submittals
  - 1. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
  - 2. Manufacturer Instructions: Provide manufacturer's written installation instructions.

#### 1.5 QUALITY ASSURANCE

- A. WDMA Hallmark certification label indicating patio doors meet the design requirements.

#### 1.6 DELIVERY, STORAGE AND HANDLING

- A. Deliver patio door materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Store patio doors as recommended by manufacturer.

#### 1.7 WARRANTY

- A. Manufacturer standard warranty indicating that the patio door will be free from material and workmanship defects from the date of substantial completion for the time periods indicated below:
  - 1. Patio Door Unit: 20 years
  - 2. Glazing:



- a. Insulated Glass: 20 years against seal breakage

## PART 2 - PRODUCTS

### 2.1 MANUFACTURER

- A. Exterior Opening Patio Doors (Type E1 and E2): Stock exterior outswing doors complying with standards 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. Jeld-Wen Windows and Doors.
    - b. Pella Windows and Doors.

### 2.2 MATERIALS

- A. Exterior Wood: Western Pine, preservative treated in accordance with WDMA I.S.4.
- B. Interior Wood: Western Pine

### 2.3 MANUFACTURED UNITS

- A. Frame
  - 1. Select kiln-dried pine treated wood
  - 2. Jamb Width: Manufacturer's standard for wall thicknesses indicated.
- B. Panels
  - 1. Select kiln-dried pine treated wood and Timberstrand engineered wood substrate.
  - 2. Thickness: 1-23/32 inch (43.7mm)
  - 3. Layout
    - a. Out-Swing Patio Door: 4-5/8 inch top rail and stiles, 6-5/8 inch bottom rail
- C. Exterior Trim
  - 1. Casing: Brickmould
- D. Extension Jambs: Factory applied on all four sides of frame interior, in wall depths up to 6-9/16 inch (304.8mm).
- E. Weatherstripping

1. Out-Swing Patio Door: Continuous dual foam filled bulb seal compressed between exterior of panel and all four sides of frame.

F. Sill

1. Out-Swing Patio Door: Black finished anodized aluminum with interior oak trim and vinyl fin-and-bulb door sweep and ½ inch maximum height to meet ADA requirements.

G. Hardware

1. Out-Swing Patio Door

**NOTE: REFER TO SPECIFICATION SECTION 087100 FOR HARDWARE REQUIREMENTS**

H. Glazing

1. General: Glazing properties shall match those specified in section 085313 – “vinyl windows”
2. Insulated Glass:
  - a. Two panes of tempered glass utilizing a continuous roll formed stainless steel spacer and dual seal sealant.
  - b. Overall Nominal Thickness: 3/4 inch (19mm)
  - c. Type: Type 1- Clear
  - d. Coatings: Low-E on surface 2
  - e. Air Space: Argon
  - f. Performance requirements
    - 1) Thermal Transmittance: NFRC 100 maximum whole window U factor of .30
    - 2) Solar Heat Gain Coefficient (SHGC): NFRC 200 maximum whole window SHGC of 0.20

2.4 PATIO DOOR ACCESSORIES

A. Grilles

1. Simulated Divided Lites (SDL)
  - a. Exterior Muntins
    - 1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
    - 2) Profile: Bead Stop
    - 3) Pattern: As Indicated
    - 4) Width:
      - a) 7/8 inch (22mm)]

5) Finish: To be selected from manufacturers full line

- b. Internal Shadow Bar: Black
- c. Interior Muntins

- 1) Material: Clear pine permanently bonded to interior of insulating glass unit.
- 2) Profile: Match exterior muntin

## 2.5 FABRICATION

- A. Frame: Top and bottom rails are solid pine veneer laminated to kiln dried edge-and-end-glued core. Stiles are same veneer laminated to timberstrand core.
- B. Glass: Mounted using silicone glazing compound on exterior and acrylic sealant on interior.

## 2.6 FINISH

- A. Interior:
  - 1. Unfinished for field application of Opaque
- B. Exterior:
  - 1. Factory-applied latex primer

## PART 3 - EXECUTION

### 3.1 GENERAL

- A. Install patio doors in accordance with manufacturer's installation guidelines and recommendations.

### 3.2 EXAMINATION

- A. Inspect patio door prior to installation.
- B. Inspect rough opening for compliance with patio door manufacturer recommendations. Verify rough opening conditions are within recommended tolerances.

### 3.3 PREPARATION

- A. Form sheet metal sill pan in accordance with manufacturer's recommendations.

- B. Prepare patio door for installation in accordance with manufacturer's recommendations.

### 3.4 INSTALLATION

- A. Insert patio door into rough opening:
  - 1. Shim side jambs straight.
  - 2. Inspect patio door for square, level and plumb.
  - 3. Fasten patio door through exterior trim around entire patio door.
  - 4. Test and adjust for smooth operation of patio door.
  - 5. Set all nails below wood surface.
  - 6. Structurally secure head and side jambs through shims with mechanical fasteners.
  - 7. Structurally secure sill with mechanical fasteners.
  - 8. Apply flashing to sill, jambs and header.
  - 9. Apply sealant to upper corners and at sill.
  - 10. Install backer rod and sealant at rough opening and door jamb gap.
  - 11. Ensure seal between sill pan and inside face of patio door sill.
  - 12. Install lock set hardware per manufacturer's instructions.

### 3.5 FIELD QUALITY CONTROL

- A. Manufacturers' Field Services: Field inspections.

### 3.6 CLEANING

- A. Remove film from glass.
- B. Clean the exterior surface and glass with mild soap and water.

### 3.7 PROTECTION

- A. Protect installed patio doors from damage.

END OF SECTION 082113

## **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 access doors and frames for walls and ceilings.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details material descriptions, dimensions of individual components and profiles, and finishes.
- B. Samples: For each type of access door and frame and for each finish specified, complete assembly minimum 6 by 6 inches (150 by 150 mm) in size.
- C. Product Schedule: For access doors and frames. Use same designations indicated in "Products" article below

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Access Doors and Frames: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, according to NFPA 252 or UL 10B.

#### 2.2 ACCESS DOORS AND FRAMES

- A. Lay-In Flush Glass-Fiber-Reinforced-Gypsum access panel for use in non-rated sheetrock ceilings:
  - 1. Subject to compliance with Division 01 requirements, provide products as listed below
    - a. Stealth GFRG Access Panel by Wind-lock (Basis of Design)

2. Fabrications: Molded GRG parts made in accordance with samples, shop drawings and with ASTM C1381 Standard for Molded Glass Fiber Reinforced Gypsum Parts
3. Materials: Molded GRG parts to be made in accordance with ASTM C1355 Standard for Glass Fiber Reinforced Gypsum Composites
4. Embedment: GRG parts to have typical embedment and reinforcement of galvanized steel or wood, if required, for the purposes of suspension, attachment and stiffness
5. Molded GRG Units to be ready for primer for typical flat paint finishes
6. GRG parts subject to critical lighting or scheduled to receive semi-gloss decoration shall be prepared as a Level 5 finish which may require skim coats, filling, and sanding to hide imperfections inherent in GR, in accordance to ASTM standards C840 and C1467
7. Physical Properties: Molded Glass Fiber Reinforced Gypsum Parts meet the following mechanical properties including those required in ASTM Standards C1381 & C1355:
  - a. Glass Content: not less than 5 percent by weight
  - b. Density: 103 to 112 pcf
  - c. Shell (Part) Thickness: not less than 3/16"
  - d. Control Thickness: not less than 5/16"
  - e. Dimensional: overall in all directions +/- 1/8"
  - f. Straightness: +/- 1/8" in 8 ft
  - g. Warpage/Bowing: +/- 1/16" per ft
  - h. Draft Angle: 3 degrees minimum on returns, setbacks, reveals and grooves
  - i. Flexural Yield Strength: not less than 1200 psi (ASTM C947)
  - j. Flexural Ultimate Strength: not less than 2500 psi (ASTM C947)
  - k. Impact Resistance: not less than 3 ft-lb (ASTM D256)
  - l. Hardness: not less than 50 Barcol (ASTM D2583)
  - m. Coefficient of Linear Thermal Expansion: not more than  $11.1 \times 10^{-6}$  in/in °F (ASTM D696)
  - n. Humidified Deflection: not more than 1/8" (3 mm) (ASTM C473)
  - o. Flammability: Flame Spread & Smoke Development Index of 0 (ASTM E84)
  - p. Behavior at 750°C: Pass (ASTM E136)
  - q. Nail Pull Resistance: not less than 110 lbf (ASTM C473)

## 2.3 FIRE RATED ACCESS DOORS AND FRAMES

### A. Fire-Rated, Flush, with drywall flange Access Doors with Concealed Flanges:

1. Product (Basis of design): Babcock Davis BIW
2. Description: Door face flush with frame, with a core of mineral-fiber insulation enclosed in sheet metal; with concealed flange for gypsum board installation, self-closing door, and concealed hinge.
3. Locations: Ceiling (attic access).
4. Door Size: as indicated on drawings
5. Fire-Resistance Rating: 1 hour for wood framed assemblies.
6. Temperature-Rise Rating: 250 deg F (139 deg C) at the end of 30 minutes.
7. Cold-Rolled Steel Sheet:
  - a. Door Material: Nominal 0.036 inch (0.9 mm), 20 gauge.

- b. Frame Material: Nominal 0.062 inch (1.6 mm), 16 gauge.
  - c. Finish: Paintable white, powder-coat.
- 8. Latch and Lock: Self-closing, self-latching door hardware, operated by key, with interior release.
- 9. Options: Gasketing and flush continuous piano hinge.

## 2.4 DRAFT STOP ACCESS DOOR

- A. Non-rated access door design to provide access through wall openings in attics where draft stop conditions are required:
  - 1. Product (Basis of design): Babcock Davis BDT
  - 2. Description: Self closing and self latching access door which allows access from both sides of the door.
  - 3. Locations: Draft stops (attic locations).
  - 4. Door Size: as indicated on drawings
  - 5. Cold-Rolled Steel Sheet:
    - a. Door Material: 14 gauge.
    - b. Frame Material: 16 gauge.
    - c. Finish: Paintable white, powder-coat.
  - 6. Hinge: Flush continuous piano
- B. Rated access door design shall be as indicated on documents (Babcock Davis BIT insulated door - BOD)

## 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.

### 3.3 ADJUSTING

- A. Adjust doors and hardware, after installation, for proper operation.

END OF SECTION 083113





## **SECTION 083323 – OVERHEAD 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:
  - 1. Insulated Steel Sectional Overhead Garage Doors.
- B. Related Requirements:
  - 1. Division 26 Sections for electrical provisions.

#### 1.3 SUBMITTALS

- A. Product Data: For each type and size of sectional door and accessory.
  - 1. Include construction details, material descriptions, dimensions of individual components, profile door sections, and finishes.
  - 2. For power-operated doors, include rated capacities, operating characteristics, electrical characteristics, and furnished accessories.
- B. Shop Drawings: For each installation and for components not dimensioned or detailed in manufacturer's product data.
  - 1. Include plans, elevations, sections, and mounting details.
  - 2. Include details of equipment assemblies. Indicate dimensions, required clearances, method of field assembly, components, and location and size of each field connection.
  - 3. Include points of attachment and their corresponding static and dynamic loads imposed on structure.
  - 4. Include diagrams for power, signal, and control wiring.
  - 5. Verify openings by field measurements before fabrication and indicate measurements on Shop Drawings

#### 1.4 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For sectional doors to include in maintenance manuals.
- B. Manufacturer's warranty.

- C. Finish warranty.

## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer for both installation and maintenance of units required for this Project.
- B. Regulatory Requirements: Comply with provisions in the **U.S. Department of Justice's "2010 ADA Standards for Accessible Design"** applicable to sectional doors.
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

## 1.6 WARRANTY

- A. Manufacturer's Warranty: Manufacturer's standard warranty for period indicated.
  - 1. Warranty Period: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS, GENERAL

- A. Source Limitations: Obtain sectional doors from single source from single manufacturer.
  - 1. Obtain operators and controls from sectional door manufacturer.

### 2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Provide sectional doors that comply with performance requirements specified without failure from defective manufacture, fabrication, installation, or other defects in construction.
- B. Structural Performance, Exterior Doors: Capable of withstanding the design wind loads.
  - 1. Design Wind Load: **As indicated on Drawings.**
  - 2. Testing: In accordance with ASTM E330/E330M.
  - 3. Deflection Limits: Design sectional doors to withstand design wind loads without evidencing permanent deformation or disengagement of door components.
    - a. Deflection of door sections in horizontal position (open) shall not exceed 1/120 of door width.
    - b. Deflection of horizontal track assembly shall not exceed 1/240 of door height.

4. Operability under Wind Load: Design sectional doors to remain operable under **design** wind load, acting inward and outward.
- C. Windborne-Debris Impact Resistance: Provide sectional doors complying with the following requirements:
  1. Glazed Openings: Pass ASTM E1886 Large Missile Test and cyclic-pressure tests in accordance with ASTM E1996 for **basic** protection and Wind Zone **applicable to basic design wind speed indicated on Drawings**.
  2. Garage-Door Glazed Openings: Pass DASMA 115.
- D. Seismic Performance: Provide sectional doors that withstand the effects of earthquake motions determined in accordance with **ASCE/SEI 7**.
  1. Component Importance Factor: **1.0**.

## 2.3 SECTIONAL-DOOR ASSEMBLY (Type G1)

- A. **Steel** Sectional Door: Provide sectional door formed with hinged sections and fabricated so that finished door assembly is rigid and aligned with tight hairline joints; free of warp, twist, and deformation; and complies with requirements in DASMA 102.
  1. Basis of Design: BANKO Overhead Doors: Classic Collection Value Plus Series
- B. Operation Cycles: Door components and operators capable of operating for not less than **10,000** operation cycles. One operation cycle is complete when door is opened from closed position to the open position and returned to closed position.
- C. Air Infiltration: Maximum rate of **0.4 cfm/sq. ft. (2.03 L/s per sq. m)** when tested in accordance with ASTM E283 or DASMA 105.
- D. U-Value: **0.149 Btu/sq. ft. x h x deg F (0.845 W/sq. m x K)**.
- E. Steel Door Sections: ASTM A653/A653M, zinc-coated (galvanized), cold-rolled, commercial steel sheet with **G60 (Z180)** zinc coating.
  1. Door-Section Thickness: Manufacturer's Standard.
  2. Section Faces:
    - a. Thermal-Break Construction: Provide sections with continuous thermal-break construction separating the exterior and interior faces of door.
    - b. Exterior Face: Fabricated from single sheets, not more than **24 inches (610 mm)** high; with horizontal meeting edges rolled to continuous, interlocking, keyed, rabbeted, shiplap, or tongue-in-groove, weather- and pinch-resistant seals and reinforcing flange return.
      - 1) Steel Sheet Thickness: manufacturer's standard.
      - 2) Surface: Manufacturer's standard, Wood Grain Embossed.
    - c. Interior Face: Enclose insulation completely within steel exterior facing and interior facing material, with no exposed insulation with Manufacturer's standard interior-facing material

3. End Stiles: Enclose open ends of sections with channel end stiles formed from galvanized-steel sheet not less than same thickness as panel materi welded to door section.
  4. Intermediate Stiles: Provide intermediate stiles formed from galvanized-steel sheet, cut to door section profile, and welded in place. Space stiles not more than **48 inches (1219 mm)** apart.
  5. Section Reinforcing: 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
    - a. Bottom Section: Reinforce section with a continuous channel or angle conforming to bottom-section profile **and allowing installation of astragal (weatherseal).**
    - b. Hardware Locations: Provide reinforcement for hardware attachment.
  6. Thermal Insulation: Insulate interior of steel sections with door manufacturer's standard insulation of type indicated below:
    - a. Foamed-in-Place Insulation: Polyurethane, foamed in place to completely fill interior of section and pressure bonded to face sheets to prevent delamination under wind load.
- F. Track: Manufacturer's standard track, sized for door size and weight, designed for lift type indicated.
1. Provide complete assembly including brackets, bracing, and reinforcement to ensure rigid support of ball-bearing roller guides for required door type and size.
  2. Slot vertical sections of track at 2 inches (50 mm) o.c. for door-drop safety device.
  3. Slope tracks at proper angle from vertical or otherwise design to ensure tight closure at jambs when door unit is closed.
  4. Bolt to track supports
- G. Weatherseals: Replaceable, adjustable, continuous, compressible weather-stripping gaskets of flexible vinyl, rubber, or neoprene fitted to bottom **top and jambs** of door. **Provide combination bottom weatherseal and sensor edge for bottom seal.**
- H. Hardware: Heavy-duty, corrosion-resistant hardware, with hot-dip galvanized, stainless steel, or other corrosion-resistant fasteners, to suit door type.
1. 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, in accordance with manufacturer's written recommendations for door size.
    - a. 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 impossible.
    - b. Provide double-end hinges where required for doors more than **16 ft. (4.88 m)** wide unless otherwise recommended by door manufacturer in writing.
  2. Rollers: Heavy-duty rollers with steel ball bearings in case-hardened steel races, mounted to suit slope of track. Extend roller shaft through both hinges where double hinges are required. Match roller-tire diameter to track width.

- a. Roller-Tire Material: **Case-hardened steel.**
- 3. Push/Pull Handles: For emergency operations of doors, equip each door with galvanized-steel lifting handles on each side of door, finished to match door.
- I. Locking Device:
  - 1. Slide Bolt: Fabricate with side-locking bolts to engage through slots in tracks for locking by padlock, located on single-jamb side, operable from inside only.
  - 2. Safety Interlock Switch: Equip power-operated doors with safety interlock switch to disengage power supply when door is locked.
- J. Counterbalance Mechanism:
  - 1. Torsion Spring: Operation by counterbalance mechanism with adjustable-tension torsion springs, fabricated from oil-tempered-steel wire complying with ASTM A 229/A 229M, Class II, mounted on cross-header tube or steel shaft. Connect to door with galvanized aircraft type lift cables and cable safety factor of at least 5 to 1. Calibrate springs for 10,000 cycles minimum
  - 2. Cable Safety Device: Spring-loaded, steel or bronze cam mounted to bottom door roller assembly on each side, designed to automatically stop door if either cable breaks.
  - 3. Bracket: Anchor support bracket, as required to connect stationary end of spring to the wall, to level shaft and prevent sag.
  - 4. Spring Bumper: Include at each horizontal track to cushion door at end of opening operation
- K. Electric Door Operator: Elite Series as manufactured by LiftMaster
  - 1. Controllers:
    - a. Interior Units: Full guarded, surface mounted, heavy-duty type.
    - b. Exterior Units: Full guarded, standard-duty, surface-mounted, weatherproof-type.
    - c. Remote Controllers: Manufacturer's standard, two per door
  - 2. Obstruction Detection Device: Provide each motorized door with self-monitoring, four-wire configured type, electrically actuated, external automatic safety sensor able to protect full width of door opening. Activation of sensor immediately stops and reverses downward door travel.
  - 3. Adjustable Limit Switches: Interlocked with motor controls and set to automatically stop door at fully opened and fully closed positions

## 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. 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; in accordance with manufacturer's written instructions.
- B. Tracks:
  - 1. Fasten vertical track assembly to opening jambs and framing with fasteners 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.
- C. Accessibility: Install sectional doors, switches, and controls along accessible routes in compliance with regulatory requirements for accessibility.
- D. Power-Operated Doors: Install **automatic garage doors openers** in accordance with UL 325.

### 3.3 STARTUP SERVICES

- A. Engage a factory-authorized service representative to perform startup service.
  - 1. Complete installation and startup checks in accordance with manufacturer's written instructions.
  - 2. Test and adjust controls and safety devices. 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 weather-resistant fit around entire perimeter.
- D. Touchup Painting Galvanized Material: Immediately after welding galvanized materials, clean welds and abraded galvanized surfaces and repair galvanizing to comply with ASTM A780/A780M.

### 3.5 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain sectional doors.

END OF SECTION 083323

## **SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS**

### 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 Storefront framing.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Shop Drawings: For aluminum-framed entrances and storefronts. Include plans, elevations, sections, full-size details, and attachments to other work.
  - 1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
  - 2. Include full-size isometric details of each type of vertical-to-horizontal intersection of aluminum-framed entrances and storefronts, showing the following:
    - a. Joinery, including concealed welds.
    - b. Anchorage.
    - c. Expansion provisions.
    - d. Glazing.
    - e. Flashing and drainage.
  - 3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.
  - 4. Include point-to-point wiring diagrams showing the following:
    - a. Power requirements for each electrically operated door hardware.
    - b. Location and types of switches, signal device, conduit sizes, and number and size of wires.
- C. Samples for Initial Selection: For units with factory-applied color finishes.
- D. Door Hardware: As specified in Section 087100
- E. Delegated-Design Submittal: For aluminum-framed entrances and storefronts indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Energy Performance Certificates: For aluminum-framed entrances and storefronts, accessories, and components, from manufacturer.
  - 1. Basis for Certification: NFRC-certified energy performance values for each aluminum-framed entrance and storefront.
- B. Product Test Reports: For aluminum-framed entrances and storefronts, for tests performed by a qualified testing agency.
- C. Sample Warranties: For special warranties.

#### 1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For aluminum-framed entrances and storefronts to include in maintenance manuals.

#### 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.
- B. Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.
  - 1. Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

#### 1.7 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or 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. Noise or vibration created by wind and thermal and structural movements.
    - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
    - d. Water penetration through fixed glazing and framing areas.
    - e. Failure of operating components.
  - 2. Warranty Period: 5 years from date of Substantial Completion.
- B. Special Finish Warranty: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of factory-applied finishes within specified warranty period.



1. Deterioration includes, but is not limited to, the following:
  - a. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
  - b. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Warranty Period: 10 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations: Obtain all components of aluminum-framed entrance and storefront system, including framing spandrel panels and accessories, from single manufacturer.

### 2.2 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design aluminum-framed entrances and storefronts.
- B. General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.
  1. Aluminum-framed entrances and storefronts shall withstand movements of supporting structure, including, but not limited to, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
  2. Failure also includes the following:
    - a. Thermal stresses transferring to building structure.
    - b. Glass breakage.
    - c. Noise or vibration created by wind and thermal and structural movements.
    - d. Loosening or weakening of fasteners, attachments, and other components.
    - e. Failure of operating units.
- C. Structural Loads:
  1. Wind Loads: As indicated on Drawings.
  2. Other Design Loads: As indicated on Drawings.
- D. Deflection of Framing Members: At design wind pressure, as follows:
  1. Deflection Normal to Wall Plane: Limited to edge of glass in a direction perpendicular to glass plane not exceeding 1/175 of the glass edge length for each individual glazing lite or an amount that restricts edge deflection of individual glazing lites to 3/4 inch (19.1 mm), whichever is less.
  2. Deflection Parallel to Glazing Plane: Limited to 1/360 of clear span or 1/8 inch (3.2 mm), whichever is smaller.
    - a. Operable Units: Provide a minimum 1/16-inch (1.6-mm) clearance between framing members and operable units.
- E. Structural: Test according to ASTM E 330/E 330M as follows:

1. When tested at positive and negative wind-load design pressures, storefront assemblies, including entrance doors, do not evidence deflection exceeding specified limits.
2. When tested at 150 percent of positive and negative wind-load design pressures, storefront assemblies, including entrance doors and anchorage, do not evidence material failures, structural distress, or permanent deformation of main framing members exceeding 0.2 percent of span.
3. Test Durations: As required by design wind velocity, but not less than 10 seconds.

F. Air Infiltration: Test according to ASTM E 283 for infiltration as follows:

1. Fixed Framing and Glass Area:
  - a. Maximum air leakage of 0.06 cfm/sq. ft. (0.30 L/s per sq. m) at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).
2. Entrance Doors:
  - a. Single Doors: Maximum air leakage of 0.5 cfm/sq. ft. (2.54 L/s per sq. m) at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).

G. Water Penetration under Static Pressure: Test according to ASTM E 331 as follows:

1. No evidence of water penetration through fixed glazing and framing areas, including entrance doors, when tested according to a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft. (300 Pa).
2. Maximum Water Leakage: According to AAMA 501.1. Water leakage does not include water controlled by flashing and gutters, or water that is drained to exterior.

H. Seismic Performance: Aluminum-framed entrances and storefronts shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.

I. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes.

1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
2. Designed to carry gravity loads of glazing.

## 2.3 STOREFRONT SYSTEMS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Basis of Design: Kawneer North America; an Alcoa company, Trifab VG 451
2. **Old Castle; Series 3000**

B. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

1. Exterior Framing Construction: Nonthermal.
2. Glazing System: Retained mechanically with gaskets on four sides.
3. Glazing Plane: Front.
4. Finish: Clear anodic finish, unless indicated otherwise.
5. Fabrication Method: Field-fabricated stick system.

6. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
7. Steel Reinforcement: As required by manufacturer.

- C. Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction.
- D. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

## 2.4 GLAZING

- A. Glazing: Comply with Section 088000 "Glazing."
- B. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers.
- C. Glazing Sealants: As recommended by manufacturer.

## 2.5 MATERIALS

- A. Sheet and Plate: ASTM B 209 (ASTM B 209M).
- B. Extruded Bars, Rods, Profiles, and Tubes: ASTM B 221 (ASTM B 221M).
- C. Extruded Structural Pipe and Tubes: ASTM B 429/B 429M.
- D. Structural Profiles: ASTM B 308/B 308M.
- E. Steel Reinforcement:
  1. Structural Shapes, Plates, and Bars: ASTM A 36/A 36M.
  2. Cold-Rolled Sheet and Strip: ASTM A 1008/A 1008M.
  3. Hot-Rolled Sheet and Strip: ASTM A 1011/A 1011M.
  4. Primer: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00; applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

## 2.6 ACCESSORIES

- A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
  1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
  2. Reinforce members as required to receive fastener threads.
  3. Use exposed fasteners with countersunk Phillips screw heads, fabricated from 300 series stainless steel.
- B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch (25.4 mm) that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.

1. Concrete and Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts complying with ASTM A 123/A 123M or ASTM A 153/A 153M requirements.
- C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.
- D. Bituminous Paint: Cold-applied asphalt-mastic paint containing no asbestos, formulated for 30-mil (0.762-mm) thickness per coat.
- E. Rigid PVC Filler.

## 2.7 FABRICATION

- A. Form or extrude aluminum shapes before finishing.
- B. Fabricate components that, when assembled, have the following characteristics:
  1. Profiles that are sharp, straight, and free of defects or deformations.
  2. Accurately fitted joints with ends coped or mitered.
  3. Physical and thermal isolation of glazing from framing members.
  4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
  5. Provisions for field replacement of glazing from exterior.
  6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
- C. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
- D. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.
  1. At interior and exterior doors, provide compression weather stripping at fixed stops.
- E. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

## 2.8 ALUMINUM FINISHES

- A. Finish Type:
  1. High-Performance Organic Finish (2-Coat Fluoropolymer): Manufacturer's standard 2-coat, thermocured system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with AAMA 2604 or 2605 and with coating and resin manufacturers' written instructions.
- B. Color Selection: Black Anodized (confirm color selection through shop drawing process)

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas, with Installer present, 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. General:
  - 1. Comply with manufacturer's written instructions.
  - 2. Do not install damaged components.
  - 3. Fit joints to produce hairline joints free of burrs and distortion.
  - 4. Rigidly secure nonmovement joints.
  - 5. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
  - 6. Seal perimeter and other joints watertight unless otherwise indicated.
- B. Metal Protection:
  - 1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
  - 2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- C. Set continuous sill members and flashing in full sealant bed, as specified in Section 079200 "Joint Sealants," to produce weathertight installation.
- D. Install components plumb and true in alignment with established lines and grades.
- E. Install glazing as specified in Section 088000 "Glazing."

### 3.3 ERECTION TOLERANCES

- A. Erection Tolerances: Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances:
  - 1. Plumb: 1/8 inch in 10 feet (3.2 mm in 3 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
  - 2. Level: 1/8 inch in 20 feet (3.2 mm in 6 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
  - 3. Alignment:
    - a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch (12.7 mm) wide, limit offset from true alignment to 1/16 inch (1.6 mm).
    - b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch (12.7 to 25.4 mm) wide, limit offset from true alignment to 1/8 inch (3.2 mm).
    - c. Where surfaces are separated by reveal or protruding element of 1 inch (25.4 mm) wide or more, limit offset from true alignment to 1/4 inch (6 mm).
  - 4. Location: Limit variation from plane to 1/8 inch in 12 feet (3.2 mm in 3.6 m); 1/2 inch (12.7 mm) over total length.

3.4 MAINTENANCE SERVICE

A. Entrance Door Hardware:

1. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of entrance door hardware.
2. Initial Maintenance Service: Beginning at Substantial Completion, provide 12 months' full maintenance by skilled employees of entrance door hardware Installer. Include quarterly preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper entrance door hardware operation at rated speed and capacity. Use parts and supplies that are the same as those used in the manufacture and installation of original equipment.

END OF SECTION 084113

## **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. Section includes vinyl-framed windows.

#### 1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at **Project site**.
  - 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 anchoring, flashing, weeping, sealing perimeters, and protecting 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. A technical representative of the window manufacturer and air barrier manufacturer shall attend this preinstallation conference.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for vinyl windows.
- B. Shop Drawings: For vinyl windows.
  - 1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.
- C. Samples: For each exposed product and for each color specified, 2 by 4 inches (50 by 100 mm) in size.

- D. Samples for Initial Selection: For units with factory-applied finishes.
  - 1. Include Samples of hardware and accessories involving color selection.
- E. Samples for Verification: For vinyl windows and components required, prepared on Samples of size indicated below:
  - 1. Exposed Finishes: 2 by 4 inches (50 by 100 mm).
  - 2. Exposed Hardware: Full-size units.
- F. Product Schedule: For vinyl windows. Use same designations indicated on Drawings.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer and Installer.
- B. Product Test Reports: For each type of vinyl window, for tests performed by a qualified testing agency.
- C. Sample Warranties: For manufacturer's warranties.

#### 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A manufacturer capable of fabricating vinyl windows that meet or exceed performance requirements indicated and of documenting this performance by test reports and calculations.
- B. Installer Qualifications: An installer acceptable to vinyl window manufacturer for installation of units required for this Project.
- C. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
  - 1. Build mockup of typical wall area as shown on Drawings.
  - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

#### 1.7 WARRANTY

- A. Manufacturer's Warranty: 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, and air infiltration.
    - c. Faulty operation of movable sash and hardware.
    - d. Deterioration of materials and finishes beyond normal weathering.



- e. Failure of insulating glass.
- 2. Warranty Period:
  - a. Window: 10 years from date of Substantial Completion.
  - b. Glazing Units: 10 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations: Obtain vinyl windows from single source from single manufacturer.

### 2.2 WINDOW PERFORMANCE REQUIREMENTS

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
  - 1. Minimum Performance Class: CW.
  - 2. Minimum Performance Grade: 35
- C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.30 Btu/sq. ft. x h x deg F (1.71 W/sq. m x K).
- D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.20.

### 2.3 VINYL WINDOWS

#### A. MANUFACTURERS

- 1. Acceptable Manufacturer (Basis of Design): JELD-WEN, Inc.; 440 South Church Street, Suite 400, Charlotte, NC 28202; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: [architectural\\_inquiries@jeld-wen.com](mailto:architectural_inquiries@jeld-wen.com); Web: <http://www.jeld-wen.com>.
  - a. Jeld-wen's Premium Vinyl Window Single Hung Tilt (PRVSHT)
- 2. Requests for substitutions will be considered in accordance with provisions of Section 016000 – Product Requirements.
- B. Operating Types: Provide the following operating types in locations indicated on Drawings:
  - 1. Single hung.
- C. Frames and Sashes: Impact-resistant, UV-stabilized PVC complying with AAMA/WDMA/CSA 101/I.S.2/A440.

1. Color: As selected by Architect from complete line of available colors.
  - D. Glass: Clear annealed glass, ASTM C1036, Type 1, Class 1, q3.
    1. Kind: Fully tempered.
  - E. Insulating-Glass Units: ASTM E2190.
    1. Glass: ASTM C1036, Type 1, Class 1, q3.
      - a. Tint: Clear.
      - b. Kind: Fully tempered.
    2. Lites: Two.
    3. Filling: Fill space between glass lites with air or argon as required to meet the performance characteristics required in this specification.
    4. Low-E Coating: on second surface.
  - F. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.
    1. Exposed Hardware Color and Finish: As selected by Architect from manufacturer's full range.
  - G. Hung Window Hardware:
    1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
    2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only. Provide custodial locks.
    3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.
  - H. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
  - I. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.
    1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.
- 2.4 INSECT SCREENS
- A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.

1. Type and Location: Half, outside for single-hung sashes.
- B. Aluminum Frames: Manufacturer's standard aluminum alloy complying with SMA 1004 or SMA 1201. Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.
  1. Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet.
  2. Finish for Exterior Screens: Matching color and finish of cladding.

## 2.5 FABRICATION

- A. Fabricate vinyl windows in sizes indicated. Include a complete system for installing and anchoring windows.
- B. Glaze vinyl windows in the factory.
- C. Weather strip each operable sash to provide weathertight installation.
- D. Mullions: Provide mullions and cover plates, 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. Provide mullions and cover plates capable of withstanding design wind loads of window units. Provide manufacturer's standard finish to match window units.
- E. Hardware: Mount hardware through double walls of vinyl extrusions or provide corrosion-resistant reinforcement.
- F. 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.

## 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 the Work.
- B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

### 3.3 FIELD QUALITY CONTROL

- A. Testing Agency: The Owner will engage a qualified testing agency to perform tests and inspections.
  - 1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.
- B. Testing Services: Testing and inspecting of installed windows shall take place as follows:
  - 1. Testing Methodology: Testing of windows for air infiltration and water resistance shall be performed according to AAMA 502.
  - 2. Air-Infiltration Testing:
    - a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
    - b. Allowable Air-Leakage Rate: 1.5 times the applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to one decimal place.
  - 3. Water-Resistance Testing:
    - a. Test Pressure: Two-thirds times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
    - b. Allowable Water Infiltration: No water penetration.
  - 4. Testing Extent: Three windows of each type as selected by Architect and a qualified independent testing and inspecting agency. Windows shall be tested after perimeter sealants have cured and perimeter air barrier has been installed.
  - 5. Test Reports: Prepared according to AAMA 502.
- C. Windows will be considered defective if they do not pass tests and inspections.
- D. Prepare test and inspection reports.

### 3.4 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.

- B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
  - 1. Keep protective films and coverings in place until final cleaning.
- C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.

END OF SECTION 085313



## SECTION 087100 - DOOR HARDWARE

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
  - 1. Swinging doors.
  - 2. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
  - 1. Mechanical door hardware.
  - 2. Electromechanical door hardware.
  - 3. Cylinders specified for doors in other sections.
- C. Related Sections:
  - 1. Division 08 Section "Hollow Metal Doors and Frames".
  - 2. Division 08 Section "Flush Wood Doors".
  - 3. Division 08 Section "Stile and Rail Wood Doors".
  - 4. Division 28 Section "Access Control Hardware Devices".
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
  - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
  - 2. ICC/IBC - International Building Code.
  - 3. NFPA 70 - National Electrical Code.
  - 4. NFPA 80 - Fire Doors and Windows.
  - 5. NFPA 101 - Life Safety Code.
  - 6. NFPA 105 - Installation of Smoke Door Assemblies.
  - 7. State Building Codes, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
  - 1. ANSI/BHMA Certified Product Standards - A156 Series.

2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
3. ANSI/UL 294 - Access Control System Units.
4. UL 305 - Panic Hardware.
5. ANSI/UL 437- Key Locks.

### 1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
  1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
  2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
  3. Content: Include the following information:
    - a. Type, style, function, size, label, hand, and finish of each door hardware item.
    - b. Manufacturer of each item.
    - c. Fastenings and other pertinent information.
    - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
    - e. Explanation of abbreviations, symbols, and codes contained in schedule.
    - f. Mounting locations for door hardware.
    - g. Door and frame sizes and materials.
    - h. Warranty information for each product.
  4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:
  1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of



the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:

- a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
    - b. Complete (risers, point-to-point) access control system block wiring diagrams.
    - c. Wiring instructions for each electronic component scheduled herein.
  2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- E. Informational Submittals:
1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.
- F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.
- 1.4 QUALITY ASSURANCE
- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
  - B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).
  - C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
  - D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory

direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.

- E. Integrated Wiegand, Wireless, and IP-Enabled Access Control Products Supplier Qualifications: Integrated access control products and accessories are required to be supplied and installed through current members of the ASSA ABLOY "Authorized Channel Partner" (ACP) and "Certified Integrator" (CI) programs. Suppliers are to be factory trained, certified prior to project bid, and a direct purchaser of the specified product. Installers are to be factory trained, certified prior to project bid, and are responsible for commissioning, servicing, and warranting the installed equipment specified for the project.
- F. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
  - 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
  - 2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- G. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- H. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
  - 1. Function of building, purpose of each area and degree of security required.
  - 2. Plans for existing and future key system expansion.
  - 3. Requirements for key control storage and software.
  - 4. Installation of permanent keys, cylinder cores and software.
  - 5. Address and requirements for delivery of keys.
- I. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
  - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
  - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.

3. Review sequence of operation narratives for each unique access controlled opening.
  4. Review and finalize construction schedule and verify availability of materials.
  5. Review the required inspecting, testing, commissioning, and demonstration procedures
- J. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

#### 1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

#### 1.7 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or

workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:

1. Structural failures including excessive deflection, cracking, or breakage.
2. Faulty operation of the hardware.
3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
4. Electrical component defects and failures within the systems operation.

C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.

D. Special Warranty Periods:

1. Five years for standard duty cylindrical (bored) locks and latches.
2. Twenty five years for manual overhead door closer bodies.
3. Two years for electromechanical door hardware.

## 1.8 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

## PART 2 - PRODUCTS

### 2.1 SCHEDULED DOOR HARDWARE

A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.

B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:

1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.

C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

## 2.2 HANGING DEVICES

A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.

1. Quantity: Provide the following hinge quantity:
  - a. Two Hinges: For doors with heights up to 60 inches.
  - b. Three Hinges: For doors with heights 61 to 90 inches.
  - c. Four Hinges: For doors with heights 91 to 120 inches.
  - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
  - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
  - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
  - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
  - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
4. Hinge Options: Comply with the following:
  - a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
5. Manufacturers:
  - a. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK).
  - b. No Substitution.

## 2.3 DOOR OPERATING TRIM

A. Flush Bolts and Surface Bolts: ANSI/BHMA A156.3 and A156.16, Grade 1, certified.

1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
2. Furnish dust proof strikes for bottom bolts.
3. Surface bolts to be minimum 8" in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.

4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.
  5. Manufacturers:
    - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
    - b. No Substitution.
- B. Coordinators: ANSI/BHMA A156.3 certified door coordinators consisting of active-leaf, hold-open lever and inactive-leaf release trigger. Model as indicated in hardware sets.
1. Manufacturers:
    - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
    - b. No Substitution.
- C. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
  2. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
  3. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
  4. Manufacturers:
    - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
    - b. No Substitution.
- D. Flat Latch Locking Pulls: Post-mount style door pulls with integrated flat latch locking system in type and design as specified in the Hardware Sets. Full and half height with latching at top of door. Option for horizontal push bar. Mechanical or electric strike release as specified. Dogging and ADA thumbturn included. Customized sizing and configuration options.
1. Manufacturers:
    - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO) - FL Series.
    - b. No Substitution.

## 2.4 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.

- B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets and exit devices, unless otherwise indicated.
  - 1. Manufacturers:
    - a. Yale Commercial (YA).
- C. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:
  - 1. Threaded mortise cylinders with rings and cams to suit hardware application.
  - 2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
  - 3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
  - 4. Tubular deadlocks and other auxiliary locks.
  - 5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
  - 6. Keyway: Manufacturer's Standard.
- D. Keying System: Each type of lock and cylinders to be factory keyed.
  - 1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
  - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
  - 3. New System: Key locks to a new key system as directed by the Owner.
- E. Key Quantity: Provide the following minimum number of keys:
  - 1. Change Keys per Cylinder: Two (2)
  - 2. Master Keys (per Master Key Level/Group): Five (5).
  - 3. Construction Keys (where required): Ten (10).
- F. Construction Keying: Provide construction master keyed cylinders.
- G. Key Registration List (Bitting List):
  - 1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
  - 2. Provide transcript list in writing or electronic file as directed by the Owner.

## 2.5 KEY CONTROL

- A. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks required for the project.
  - 1. Manufacturers:

- a. Lund Equipment (LU).
- b. Telkee (TK).
- c. No Substitution.

## 2.6 MECHANICAL LOCKS AND LATCHING DEVICES

- A. Cylindrical Locksets, Grade 2 (Standard Duty): ANSI/BHMA A156.2, Series 4000, Grade 2 Certified Products Directory (CPD) listed.
  - 1. Locks are to be non-handed and fully field reversible.
  - 2. Manufacturers:
    - a. Yale Commercial(YA) - 4600LN Series.

## 2.7 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
  - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
  - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
  - 3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
  - 4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: Comply with the following:
  - 1. Strikes for Mortise Locks and Latches: BHMA A156.13.
  - 2. Strikes for Bored Locks and Latches: BHMA A156.2.
  - 3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
  - 4. Dustproof Strikes: BHMA A156.16.

## 2.8 CONVENTIONAL EXIT DEVICES

- A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:
  - 1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
  - 2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices



with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.

3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
  4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
  5. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
    - a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
    - b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
  6. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.
  7. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
  8. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.
  9. Rail Sizing: Provide exit device rails factory sized for proper door width application.
  10. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.
- B. Conventional Push Rail Exit Devices (Commercial Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed panic and fire exit hardware devices furnished in the functions specified in the Hardware Sets. Fabricate latchbolts from cast stainless steel, Pullman type, incorporating a deadlocking feature.
1. Manufacturers:
    - a. Yale Commercial(YA) - 6000 Series.

## 2.9 DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.

2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
  3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
  4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
  5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
  6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
1. Manufacturers:
    - a. Yale Commercial(YA) - 4400 Series.
- C. Door Closers, Surface Mounted (Unitrol): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted closers with door stop mechanism to absorb dead stop shock on arm and top hinge. Hold-open arms to have a spring loaded mechanism in addition to shock absorber assembly. Arms to be provided with rigid steel main arm and secondary arm lengths proportional to the door width.
1. Manufacturers:
    - a. Norton Door Controls (NO) - Unitrol Series.
- 2.10 SURFACE MOUNTED CLOSER HOLDERS
- A. Electromagnetic Door Holders: Certified ANSI A156.15 electromagnetic door holder/releases with a minimum 20 to 40 pounds holding power and single coil construction able to accommodate 12VDC, 24VAC, 24VDC and 120VAC. Coils to be independently wound, employing an integral fuse and armatures to include a positive release button.

1. Manufacturers:
  - a. Rixson (RF) - 980/990 Series.
  - b. No Substitution.

## 2.11 ARCHITECTURAL TRIM

### A. Door Protective Trim

1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.
3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.
4. Protection Plates: ANSI/BHMA A156.6 certified protection plates (kick, armor, or mop), fabricated from the following:
  - a. Stainless Steel: 300 grade, 050-inch thick.
5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
6. Manufacturers:
  - a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
  - b. No Substitution.

## 2.12 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
  1. Manufacturers:

- a. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
  - b. No Substitution.
- C. Overhead Door Stops and Holders: ANSI/BHMA A156.8, Grade 1 Certified Products Directory (CPD) listed overhead stops and holders to be surface or concealed types as indicated in Hardware Sets. Track, slide, arm and jamb bracket to be constructed of extruded bronze and shock absorber spring of heavy tempered steel. Provide non-handed design with mounting brackets as required for proper operation and function.
  - 1. Manufacturers:
    - a. Rixson Door Controls (RF).
    - b. No Substitution.

## 2.13 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
  - 1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
  - 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Manufacturers:
  - 1. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).
  - 2. No Substitution.

## 2.14 ELECTRONIC ACCESSORIES

- A. Linear Power Supplies: Provide Nationally Recognized Testing Laboratory Listed 12VDC or 24VDC (field selectable) filtered and regulated power supplies. Include battery backup option with integral battery charging capability in addition to operating the DC load in event of line voltage failure. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw plus 50% for the specified electrified hardware and access control equipment.

- 1. Manufacturers:

- a. Yale Commercial(YA) 782.
  - b. No Substitution.

## 2.15 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

## 2.16 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

### 3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

### 3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
    - 1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
  - B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
    - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
    - 2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
    - 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
    - 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
  - C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
  - D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
  - E. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.
- ### 3.4 ADJUSTING
- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final

operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

### 3.5 CLEANING AND PROTECTION

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

### 3.6 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
  - 1. Quantities listed are for each pair of doors, or for each single door.
  - 2. The supplier is responsible for handing and sizing all products.
  - 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
- B. Manufacturer's Abbreviations:
  - 1. MK - McKinney
  - 2. RO - Rockwood
  - 3. YA - Yale
  - 4. YR - Yale Residential
  - 5. RF - Rixson
  - 6. PE - Pemko
  - 7. OT - Other

#### **Hardware Sets**

#### **Set: 1.0**

Doors: [TMR-D101](#)

6 Hinge, Full Mortise	<a href="#">TA2314 NRP 4-1/2" x 4-1/2"</a>	US15	MK
2 Flush Bolt	<a href="#">555-12</a>	US26D	RO
1 Dust Proof Strike	<a href="#">570</a>	US26D	RO
1 Storeroom or Closet Lock	<a href="#">AU 4605LN</a>	626	YA
2 Conc Overhead Stop	<a href="#">1-X36</a>	652	RF
1 Threshold	<a href="#">2009APK</a>		PE
1 Gasketing	<a href="#">290APK</a>		PE
1 Rain Guard	<a href="#">346A</a>		PE
2 Sweep	<a href="#">315CN</a>		PE

**Set: 2.0**

Doors: 520-1

8 Hinge, Full Mortise	<a href="#">TA2314 NRP 4-1/2" x 4-1/2"</a>	BSP(SS)	MK
1 Flush Bolt	<a href="#">555-12</a>	BSP	RO
1 Dust Proof Strike	<a href="#">570</a>	BSP	RO
1 Flush Bolt	<a href="#">555 Per Door Hgt</a>	BSP	RO
1 Storeroom or Closet Lock	<a href="#">AU 4605LN</a>	BSP	YA
1 Surface Closer	<a href="#">UNI4400 Sleeve Nuts</a>	BSP	YA
1 Threshold	<a href="#">2009BSPPK</a>		PE
1 Gasketing	<a href="#">290BSPNB</a>		PE
1 Rain Guard	<a href="#">346BSP</a>		PE
2 Sweep	<a href="#">315BSPN</a>		PE

Notes: Mount closer on active leaf.

**Set: 3.0**

Doors: 504-1, [518-2](#)

8 Hinge, Full Mortise	<a href="#">TA2314 NRP 4-1/2" x 4-1/2"</a>	BSP(SS)	MK
1 Mullion	<a href="#">KRM200</a>	600	YA
2 Rim Exit Device, Exit Only	<a href="#">6100 EO</a>	BSP	YA
1 Exit Device Trim	<a href="#">AU-NTT620-ACC</a>	BSP	YA
2 Surface Closer	<a href="#">UNI4400 Sleeve Nuts</a>	BSP	YA
1 Threshold	<a href="#">2009BSPPK</a>		PE
1 Gasketing	<a href="#">290BSPNB</a>		PE
1 Rain Guard	<a href="#">346BSP</a>		PE
2 Door Bottom	<a href="#">217BSPPK</a>		PE



Notes: Accentra exit device trim on one leaf for access control.

**Set: 3.1**

Doors: 501-1

7 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	BSP(SS)	MK
1 Hinge, Full Mortise	TA2314 QC12 NRP 4-1/2" x 4-1/2"	BSP(SS)	MK
1 Mullion	KRM200	600	YA
1 Rim Exit Device, Exit Only	6100 EO	BSP	YA
1 Rim Exit Device, Nightlatch	6100 P 121NL	BSP	YA
2 Door Pull	RM3311-12 Mtg-Type 12XHD	BSP	RO
2 Surface Closer	UNI4400 Sleeve Nuts	BSP	YA
1 Updater/Controller	NTX640-KIT-PT		YA
1 Gasketing	NTX640-UPDTR-GSKT		YA
1 ElectroLynx Harness	QC-C003		MK
1 ElectroLynx Harness	QC-C1500P		MK
1 Controller	782		YA

Notes: Updater/Controller is the credential reader. Exit device with electric latch retraction for access control.

**Set: 4.0**

Doors: 701-1, B106, TSP-1 A106, TSP-1 C107

3 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	US15	MK
1 Storeroom or Closet Lock	AU 4605LN	626	YA
1 Surface Closer	UNI4400 Sleeve Nuts	689	YA
1 Threshold	2009APK		PE
1 Gasketing	290APK		PE
1 Rain Guard	346A		PE
1 Sweep	315CN		PE

**Set: 5.0**

Doors: 517-3

3 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	BSP(SS)	MK
1 Hinge, Full Mortise	TA2314 QC12 NRP 4-1/2" x 4-1/2"	BSP(SS)	MK
1 Fail Secure Lock	AU 5491LN	BSP	YA
1 Surface Closer	UNI4400 Sleeve Nuts	BSP	YA
1 Threshold	2009BSPPK		PE
1 Gasketing	290BSPNB		PE

1 Rain Guard	346BSP	PE
1 Sweep	315BSPN	PE
1 Updater/Controller	NTX640-KIT-PT	YA
1 Gasketing	NTX640-UPDTR-GSKT	YA
1 ElectroLynx Harness	QC-C1500P	MK
1 ElectroLynx Harness	QC-C*** Per Door Width	MK

Notes: Updater/Controller is the credential reader. Electrified lockset for access control.

**Set: 6.0**

4 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	US15	MK
1 Rim Exit Device, Nightlatch	6100 AU627F	630	YA
1 Surface Closer	UNI4400 Sleeve Nuts	689	YA
1 Threshold	2009APK		PE
1 Gasketing	290APK		PE
1 Rain Guard	346A		PE
1 Sweep	315CN		PE

**Set: 7.0**

Doors: 521-2, 522-2

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Access Control Cyl Lock	AU NTB620-ACC	BSP	YA
1 Surface Closer	4400 Sleeve Nuts	BSP	YA
1 Kick Plate	K1050 10" x Width Req'd CSK BEV	BSP	RO
1 Threshold	171BSP		PE
1 Gasketing	S88D		PE
1 Door Bottom	217BSPPK		PE

Notes: Accentra lockset for access control.

**Set: 8.0**

Doors: 601-1

4 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	US15	MK
1 Access Control Cyl Lock	AU NTB620-ACC	BSP	YA
1 Surface Closer	4400 Sleeve Nuts	689	YA
1 Threshold	171A		PE
1 Gasketing	S88D		PE
1 Door Bottom	217APK		PE

Notes: Accentra lockset for access control.

**Set: 8.1**

Doors: 601-2

4 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	US15	MK
1 Entry Lock	AU 4607LN	626	YA
1 Surface Closer	4400 Sleeve Nuts	689	YA
1 Threshold	171A		PE
1 Gasketing	S88D		PE
1 Door Bottom	217APK		PE

**Set: 9.0**

Doors: UPE-1

3 Hinges by the	Pre-hung door supplier		MK
1 Passage Latch	11 SB	619	YR
1 Deadbolt	D211	626	YA
1 Door Stop	Hinge Pin 528 or Base Mount 526	NP/BLK	RO

**Set: 10.0**

Doors: UPE-2

6 Hinges by the	Pre-hung door supplier		MK
1 Flush Bolt	555-12	US26D	RO
1 Dust Proof Strike	570	US26D	RO
1 Passage Latch	11 SB	619	YR
1 Deadbolt	D211	626	YA
2 Door Stop	Hinge Pin 528 or Base Mount 526	NP/BLK	RO

**Set: 11.0**

Doors: TMR-1 A101, TMR-1 B101, TMR-1 C101

6 Hinge, Full Mortise	TA2314 NRP 4-1/2" x 4-1/2"	US15	MK
1 Flush Bolt	2842	US32D	RO
1 Storeroom or Closet Lock	AU 4605LN	626	YA
1 Coordinator	2672	US28	RO
1 Mounting Bracket	2601AB or C as Req'd	US28	RO
2 Surface Closer	UNI4400 Sleeve Nuts	689	YA
1 Threshold	2009APK		PE

1 Gasketing	290APK	PE
1 Rain Guard	346A	PE
2 Door Bottom	217APK	PE

**Set: 12.0**

Doors: 518-1

8 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Flush Bolt	555-12	BSP	RO
1 Dust Proof Strike	570	BSP	RO
1 Flush Bolt	555 Per Door Hgt	BSP	RO
1 Deadbolt	D211	BSP	YA
2 Push Plate	70C-RKW	BSP	RO
2 Pull Plate	107x70C	BSP	RO
2 Surface Closer	UNI4400 Sleeve Nuts	BSP	YA

**Set: 13.0**

Doors: TCC-1

8 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
2 Fire Rated Surf Vert Rod, Exit Only	6170F EO	630	YA
2 Surface Closer	4400 Sleeve Nuts	689	YA
2 Kick Plate	K1050 10" x Width Req'd CSK BEV	US15	RO
2 Electromagnetic Holder	998M	689	RF
1 Gasketing	S88D		PE

Notes: Magnetic door holders to be wired to the alarm system to release the doors for closing in case of an emergency.

**Set: 14.0**

Doors: UC-2, UWD-2, UWD-3

6 Hinges by the	Pre-hung door supplier		MK
2 Roller Latch	592	US15	RO
2 Single Dummy	81 SB	619	YR
2 Door Stop	Hinge Pin 528 or Base Mount 526	NP/BLK	RO

**Set: 15.0**

Doors: TTS-1 A104, TTS-1 B104, TTS-1 C105

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
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1 Storeroom or Closet Lock	AU 4605LN	626	YA
1 Surface Closer	4400 Sleeve Nuts	689	YA
1 Wall Stop	409	US32D	RO
1 Gasketing	S88D		PE

**Set: 16.0**

Doors: [TTC-1 A105](#), [TTC-1 B105](#), [TTC-1 C106](#)

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
1 Storeroom or Closet Lock	AU 4605LN	626	YA
1 Surface Closer	4400 Sleeve Nuts	689	YA
1 Wall Stop	409	US32D	RO
3 Silencer	608-RKW		RO

**Set: 17.0**

Doors: [TBS-1 A107](#), [TBS-1 B107](#), [TJ-1 A210](#), [TJ-1 B210](#), [TJ-1 C109](#), [TRS-1 A102](#), [TRS-1 A103](#), [TRS-1 A108](#), [TRS-1 A109](#), [TRS-1 A208](#), [TRS-1 A209](#), [TRS-1 A211](#), [TRS-1 C102](#), [TRS-1 C103](#), [TRS-1 C104](#), [TRS-1 C108](#)

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
1 Storeroom or Closet Lock	AU 4605LN	626	YA
1 Surface Closer	UNI4400 Sleeve Nuts	689	YA
1 Gasketing	S88D		PE

**Set: 18.0**

Doors: 509-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Entry Lock	71 SBSQ	BLK	YR
1 Surface Closer	UNI4400 Sleeve Nuts	BSP	YA

**Set: 19.0**

Doors: 514-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Entry Lock	71 SBSQ	BLK	YR
1 Wall Stop	404	BSP	RO

**Set: 20.0**

Doors: 512-1, 517-1, 517-2

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
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1 Entry Lock	71 SBSQ	BLK	YR
1 Surface Closer	2701	BSP	YA
1 Wall Stop	404	BSP	RO

**Set: 21.0**

Doors: UGE-1

3 Hinges by the	Pre-hung door supplier		MK
1 Entry Lock	71 SB	619	YR
1 Deadbolt	82	619	YR
1 Door Stop	Hinge Pin 528 or Base Mount 526	NP/BLK	RO

**Set: 22.0**

Doors: 507-1, 508-1, 510-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Entry Lock	71 SBSQ	BLK	YR
1 Wall Stop	404	BSP	RO

**Set: 23.0**

Doors: TEL-1

3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
1 Fire Rated Rim Exit, Nightlatch	6100F AU627F	630	YA
1 Surface Closer	UNI4400 Sleeve Nuts	689	YA
1 Kick Plate	K1050 10" x Width Req'd CSK BEV	US15	RO
1 Gasketing	S88D		PE

**Set: 24.0**

Doors: 602-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
1 Passage Latch	AU 4601LN	626	YA
1 Wall Stop	409	US32D	RO

**Set: 25.0**

Doors: 524-1, 525-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Passage Latch	11 SBSQ	BLK	YR
1 Wall Stop	404	BSP	RO

**Set: 26.0**

Doors: 513-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Privacy Lock	21 SBSQ	BLK	YR
1 Surface Closer	4400 Sleeve Nuts	BSP	YA
1 Wall Stop	404	BSP	RO

**Set: 27.0**

Doors: 702-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US15	MK
1 Privacy Lock	AU 4602LN	626	YA
1 Surface Closer	UNI4400 Sleeve Nuts	689	YA

**Set: 28.0**

Doors: 511-1, 521-1, 522-1

4 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
1 Push Plate	70C-RKW	BSP	RO
1 Pull Plate	107x70C	BSP	RO
1 Surface Closer	4400 Sleeve Nuts	BSP	YA
1 Kick Plate	K1050 10" x Width Req'd CSK BEV	BSP	RO
1 Wall Stop	404	BSP	RO

**Set: 29.0**

Doors: 519-1

8 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	BSP	MK
2 Push Plate	70C-RKW	BSP	RO
2 Pull Plate	107x70C	BSP	RO
2 Surface Closer	UNI4400 Sleeve Nuts	BSP	YA
2 Kick Plate	K1050 10" x Width Req'd CSK BEV	BSP	RO

**Set: 30.0**

Doors: UAC-1, UC-1, UC-3, UP-1, UWD-1

3 Hinges by the	Pre-hung door supplier		MK
1 Passage Latch	11 SB	619	YR
1 Door Stop	Hinge Pin 528 or Base Mount 526	NP/BLK	RO

**Set: 31.0**

Doors: [UE-1](#), [UE-2](#)

3 Hinges by the	Pre-hung door supplier		MK
1 Passage Latch	<a href="#">11 SB</a>	619	YR
1 Deadbolt	<a href="#">82</a>	619	YR
1 Door Stop	<a href="#">Hinge Pin 528 or Base Mount 526</a>	NP/BLK	RO
1 Viewer	DD01-K180UL	US15	PA
1 Viewer*	<a href="#">627</a>	CRM	RO

Notes: \* Additional viewer at ADA units only.

**Set: 32.0**

Doors: UB-1, UB-2, UBR-1, UBR-2

3 Hinges by the	Pre-hung door supplier		MK
1 Privacy Lock	<a href="#">21 SB</a>	619	YR
1 Door Stop	<a href="#">Hinge Pin 528 or Base Mount 526</a>	NP/BLK	RO

**Set: 33.0**

Doors: 701-2, 701-3, GA-1, [TTS-2](#), UG-1

1 All hardware by the	Overhead / Garage door supplier		OT
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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 1 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. Doors.
  - 2. Glazed entrances.
  - 3. Interior borrowed lites.
  - 4. Interior Storefront framing.

#### 1.3 DEFINITIONS

- A. Manufacturer: A firm that produces primary glass or fabricated glass as defined in referenced glazing publications.
- B. Interspace: Space between lites of an insulating-glass unit that contains dehydrated air or a specified gas.
- C. Deterioration of Coated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in metallic coating.
- D. Deterioration of Insulating Glass: Failure of the hermetic seal under normal use that is attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning insulating glass contrary to manufacturer's written instructions. Evidence of failure is the obstruction of vision by dust, moisture, or film on interior surfaces of glass.

#### 1.4 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 thicknesses indicated are minimums and are for detailing only. Confirm glass thicknesses by analyzing Project loads and in-service conditions. Provide glass lites for various size openings in nominal thicknesses indicated, 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. Specified Design Wind Loads: As indicated.
    - b. Probability of Breakage for Vertical Glazing: 8 lites per 1000 for lites set vertically or not more than 15 degrees off vertical and under wind action.
      - 1) Load Duration: 60 seconds or less.
    - c. Maximum Lateral Deflection: For the following types of glass supported on all four edges, provide thickness required that limits center deflection at design wind pressure to 1/50 times the short side length or 1 inch (25 mm), whichever is less.
      - 1) For insulating glass.
    - d. Minimum Glass Thickness for Exterior Lites: Not less than 6 mm.
    - e. Thickness of Tinted and Heat-Absorbing Glass: Provide the same thickness for each tint color indicated throughout Project.
- 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 (67 deg C), ambient; 180 deg F (100 deg C), 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 mm thick.
  2. For insulating-glass units, properties are based on units with lites 6 mm thick and a nominal 1/2-inch- (13-mm-) wide interspace.
  3. Center-of-Glass U-Values: NFRC 100 methodology using LBL-35298 WINDOW 4.1 computer program, expressed as Btu/ sq. ft. x h x deg F (W/sq. m x K).
  4. Center-of-Glass Solar Heat Gain Coefficient: NFRC 200 methodology using LBL-35298 WINDOW 4.1 computer program.
  5. Solar Optical Properties: NFRC 300.

## 1.5 SUBMITTALS

- A. Product Data: For each glass product and glazing material indicated.

- B. Samples: For the following products, in the form of 12-inch- (300-mm-) square Samples for glass.
  - 1. Three samples of each color of tinted float glass.
  - 2. Three samples of Insulating glass for each designation indicated.
- 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.

## 1.6 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 Glazier Certification Program as Level 2 (Senior Glaziers) or Level 3 (Master Glaziers).
- B. Installer Qualifications: An experienced installer who has completed glazing similar in material, design, and extent to that indicated for Project and whose work has resulted in construction with a record of successful in-service performance.
- C. Source Limitations for Clear Glass: Obtain clear float glass from one primary-glass manufacturer.
- D. Source Limitations for Tinted Glass: Obtain tinted, heat-absorbing, and light-reducing float glass from one primary-glass manufacturer for each tint color indicated.
- E. Source Limitations for Coated Glass: Obtain coated glass from one manufacturer for each type of coating and each type and class of float glass indicated.
- F. Source Limitations for Insulating Glass: Obtain insulating-glass units from one manufacturer using the same type of glass and other components for each type of unit indicated.
- G. Source Limitations for Glazing Accessories: Obtain glazing accessories from one source for each product and installation method indicated.
- H. Safety Glass: Category II materials complying with testing requirements in 16 CFR 1201 and ANSI Z97.1.
  - 1. Subject to compliance with requirements, permanently mark safety glass with certification label of Safety Glazing Certification Council or another certification agency acceptable to authorities having jurisdiction.
- I. 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" and "Laminated Glass Design Guide."
  2. AAMA Publications: AAMA GDSG-1, "Glass Design for Sloped Glazing," and AAMA TIR-A7, "Sloped Glazing Guidelines."
  3. SIGMA Publications: SIGMA TM-3000, "Vertical Glazing Guidelines," and SIGMA TB-3001, "Sloped Glazing Guidelines."
- J. Insulating-Glass Certification Program: Permanently marked either on spacers or on at least one component lite of units with appropriate certification label of the following inspecting and testing agency:
1. Insulating Glass Certification Council.
  2. Associated Laboratories, Inc.
  3. National Accreditation and Management Institute.
- K. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Meetings."

#### 1.7 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.
- B. For insulating-glass units that will be exposed to substantial altitude changes, comply with insulating-glass manufacturer's written recommendations for venting and sealing to avoid hermetic seal ruptures.

#### 1.8 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.

#### 1.9 WARRANTY

- A. General Warranty: Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Manufacturer's Special Warranty on Insulating Glass: Written warranty, made out to Owner and signed by insulating-glass manufacturer agreeing to furnish replacements for insulating-glass units 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: 10 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PRODUCTS AND MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the products indicated in schedules at the end of Part 3.

### 2.2 PRIMARY FLOAT GLASS

- A. Float Glass: ASTM C 1036, Type I (transparent glass, flat), Quality q3 (glazing select); class as indicated in schedules at the end of Part 3.

### 2.3 INSULATING GLASS

- A. Insulating-Glass Units: Preamsembled 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 the Insulating-Glass Schedule at the end of Part 3.
  - 1. Provide Kind FT (fully tempered) where safety glass.
- B. All tempered glass shall be heat treated by horizontal (roller hearth) process with inherent roller wave distortion parallel to the bottom edge of the glass as install when specified.
  - 1. Flatness Tolerances:
    - a) Roller wave or ripple: The deviation from flatness at any peak shall not exceed 0.003" as measured per peak to valley for 6mm thick glass. Electronic read out per lite is required as a submittal of this fabricated tolerance.
    - b) Bow and Warp: The bow and warp tolerances shall not exceed 1/32" per linear foot.
    - c) Fully tempered glass shall be heat soaked to DIN 18516.
- C. Overall Unit Thickness and Thickness of Each Lite: Dimensions indicated in the Insulating-Glass Schedule at the end of Part 3 are nominal and the overall thicknesses of units are measured perpendicularly from outer surfaces of glass lites at unit's edge.
- D. Sealing System: Dual seal, with primary and secondary sealants as follows:
  - 1. Manufacturer's standard sealants.
- E. Spacer Specifications: Manufacturer's standard spacer material and construction complying with the following requirements:
  - 1. Aluminum with mill or clear-anodized finish
  - 2. Desiccant: Molecular sieve or silica gel, or blend of both.

## 2.4 LAMINATED GLASS

- A. Laminated Glass: ASTM C 1172, and complying with testing requirements in 16 CFR 1201 for Category II materials, and with other requirements specified. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.
  - 1. Construction: Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written recommendations.
  - 2. Interlayer Thickness: Provide thickness not less than that indicated and as needed to comply with requirements.
  - 3. Interlayer Color: Clear unless otherwise indicated.

## 2.5 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.
  - 2. EPDM, ASTM C 864.
  - 3. Silicone, ASTM C 1115.
  - 4. Thermoplastic polyolefin rubber, ASTM C 1115.
  - 5. Any material indicated above.
- 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.
  - 2. EPDM.
  - 3. Silicone.
  - 4. Thermoplastic polyolefin rubber.
  - 5. Any material indicated above.

## 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 A durometer hardness of 85, plus or minus 5.
- D. Spacers: Elastomeric blocks or continuous extrusions with a Shore 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).

## 2.7 FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS

- A. Fabricate glass and other glazing products 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 standard, 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 indoor and outdoor faces.
- C. Grind smooth and polish exposed glass edges.

## 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 the length plus width is larger than 50 inches (1270 mm) 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 (3-mm) 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 GASKET GLAZING (DRY)

- A. Fabricate compression gaskets in lengths recommended by gasket manufacturer to fit openings exactly, with stretch allowance 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.



### 3.5 PROTECTION AND CLEANING

- 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 them 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 build-up of dirt, scum, alkaline deposits, or stains; remove as recommended by glass manufacturer.
- D. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in any way, including 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 by glass manufacturer.

### 3.6 MONOLITHIC FLOAT-GLASS SCHEDULE

- A. Float Glass Products: Subject to compliance with requirements, provide one of the following:
  - a. Guardian Industries Corp.
  - b. Pilkington North America
  - c. PPG Industries, Inc.
- B. Glass Type "S-1": Clear fully tempered float glass.
  - 1. Thickness: 6.0 mm.
  - 2. Provide safety glazing labeling.

### 3.7 INSULATING-GLASS SCHEDULE

- A. Manufacturers: Subject to compliance with requirements, provide one of the following:
  - 1. PPG – Basis of Design
  - 2. Oldcastle Glass
  - 3. Viracon
- B. Glass Type "IG-1": Low-e-coated, clear insulating glass.
  - 1. Overall Unit Thickness: 1 inch (25 mm).
  - 2. Thickness of Each Glass Lite: 6.0 mm.
  - 3. Outdoor Lite: clear fully tempered float glass.
  - 4. Interspace Content: Air.

5. Indoor Lite: clear Fully tempered float glass.
6. Low-E Coating: Pyrolytic or sputtered on second surface.
7. Visible Light Transmittance: 70 percent minimum.
8. Winter Nighttime U-Factor: 0.29 Btu/(hr x sqft x °F) maximum.
9. Solar Heat Gain Coefficient (SHGC): 0.39 maximum.
10. Provide safety glazing labeling.
- 11. Basis of Design: PPG SolarBan 60**

END OF SECTION 088000

## **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 partitions.
  - 2. Suspension systems for interior ceilings and soffits.
  - 3. Grid suspension systems for gypsum board ceilings.
  - 4. Gypsum board shaft wall assemblies

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Studs and Runners: Provide documentation that framing members' certification is according to SIFA's "Code Compliance Certification Program for Cold-Formed Steel Structural and Non-Structural Framing Members."

#### 1.4 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.

#### 1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or with gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install panels that are wet, moisture damaged, or mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, and 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-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.

### 2.2 FRAMING SYSTEMS

- A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
  - 1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated.
  - 2. Protective Coating: ASTM A 653/A 653M, G40 , hot-dip galvanized unless otherwise indicated.
- B. Hat-Shaped, Rigid Furring Channels: ASTM C 645.
  - 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. Clark Dietrich
    - b. MRI Steel Framing, LLC.
  - 2. Minimum Base-Metal Thickness: 0.0179 inch .
  - 3. Depth: 7/8 inch & 1-1/2 inches .
- C. Single Leg, Resilient Channels: ASTM C 645.
  - 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. Clark Dietrich
    - b. MRI Steel Framing, LLC.
  - 2. Minimum Base-Metal Thickness: 0.0179 inch .
  - 3. Depth: 1/2 inches .
- D. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.

1. Products: Subject to compliance with requirements, provide one of the following:
  - a. Fire Trak Corp.; Fire Trak System attached to studs with Fire Trak Posi Klip.
  - b. Grace Construction Products; FlameSafe FlowTrak System.
  - c. Metal-Lite, Inc.; The System.
  - d. Steel Network Inc. (The); VertiClip SLD of VertiTrack VTD Series.

## 2.3 SUSPENSION SYSTEMS

- A. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- diameter wire, or double strand of 0.048-inch- diameter wire.
- B. Hanger Attachments to Concrete:
  1. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with allowable load capacities calculated according to ICC-ES AC70, greater than or equal to the design load, as determined by testing per ASTM E 1190 conducted by a qualified testing agency.
- C. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch in diameter.
- D. Carrying Channels: Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.0538 inch and minimum 1/2-inch- wide flanges.
  1. Depth: 1-1/2 inches .
- E. Furring Channels (Furring Members):
  1. Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch deep.
    - a. Minimum Base-Metal Thickness: 0.0329 inch .
- F. Grid Suspension System for Gypsum Board Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock.
  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. Armstrong World Industries, Inc; Drywall Grid Systems.
    - b. Chicago Metallic Corporation; 640/660 Drywall Ceiling SuspensionSpanFast Drywall Ceiling Suspension for Corridors.
    - c. United State Gypsum Company; Drywall Suspension System or Wall-to-Wall Drywall Suspension System.

## 2.4 GYPSUM BOARD SHAFT WALL ASSEMBLIES

- A. Fire-Resistance Rating: 2 hours.

- B. Studs: Manufacturer's standard profile for repetitive members, corner and end members, and fire-resistance-rated assembly indicated.
  - 1. Depth: As indicated.
  - 2. Minimum Base-Metal Thickness: 0.018 inch.
- C. Runner Tracks: Manufacturer's standard J-profile track with manufacturer's standard long-leg length, but at least 2 inches long and matching studs in depth.
  - 1. Minimum Base-Metal Thickness: Matching steel studs.
- D. Firestop Tracks: Provide firestop track at head of shaft wall on each floor level.
- E. Room-Side Finish: Gypsum board.
- F. Shaft-Side Finish: Gypsum shaftliner board, Type X.
- G. Insulation: Sound attenuation blankets.

## 2.5 PANEL PRODUCTS FOR GYPSUM BOARD SHAFT WALL ASSEMBLIES

- A. Panel Size: Provide in maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.
- B. Gypsum Shaftliner Board, Type X: ASTM C 1396/C 1396M; manufacturer's proprietary fire-resistive liner panels with paper faces.
  - 1. Products: Subject to compliance with requirements, provide one of the following:
    - a. CertainTeed Corp.; ProRoc Shaftliner.
    - b. Georgia-Pacific Gypsum LLC, Subsidiary of Georgia Pacific; ToughRock Fireguard Shaftliner.
    - c. National Gypsum Company; Gold Bond Brand Fire-Shield Shaftliner.
    - d. USG Corporation; Sheetrock Brand Gypsum Liner Panel.
  - 2. Thickness: 1 inch.
  - 3. Long Edges: Double bevel.
- C. Gypsum Board: As specified in Division 09 "Gypsum Board" article.

## 2.6 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.
- B. Isolation Strip at Exterior Walls: Provide one of the following:
  - 1. Asphalt-Saturated Organic Felt: ASTM D 226/D 226M, Type I (No. 15 asphalt felt), nonperforated.

2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch thick, in width to suit steel stud size.
- C. Trim Accessories: Cornerbead, edge trim, and control joints of material and shapes as specified in Division 9 "Gypsum Board" that comply with gypsum board shaft wall assembly manufacturer's written recommendations for application indicated.
- D. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.
- E. Track Fasteners: Power-driven fasteners of size and material required to withstand loading conditions imposed on shaft wall assemblies without exceeding allowable design stress of track, fasteners, or structural substrates in which anchors are embedded.
  1. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing according to ASTM E 488 conducted by a qualified testing agency.
  2. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing according to ASTM E 1190 conducted by a qualified testing agency.
- F. Sound Attenuation Blankets: As specified in Division 09 "Gypsum Board" article
- G. Acoustical Sealant: As specified in these specifications.

### 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 PREPARATION

- A. Coordination with Sprayed Fire-Resistive Materials:
  1. Before sprayed fire-resistive materials are applied, attach offset anchor plates or ceiling runners (tracks) to surfaces indicated to receive sprayed fire-resistive materials. Where offset anchor plates are required, provide continuous plates fastened to building structure not more than 24 inches o.c.
  2. After sprayed fire-resistive materials are applied, remove them only to extent necessary for installation of non-load-bearing steel framing. Do not reduce thickness of fire-resistive materials below that are required for fire-resistance ratings indicated. Protect adjacent fire-resistive materials from damage.

### 3.3 INSTALLATION, GENERAL

- A. Installation Standard: ASTM C 754.
  - 1. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
- B. Install framing and accessories plumb, square, and true to line, with connections securely fastened.
- C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
- D. Install bracing at terminations in assemblies.
- E. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

### 3.4 INSTALLING FRAMED ASSEMBLIES

- A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
  - 1. Single-Layer Application: 16 inches o.c. unless otherwise indicated.
  - 2. Multilayer Application: 16 inches o.c. unless otherwise indicated.
  - 3. Tile Backing Panels: 16 inches o.c. unless otherwise indicated.
- B. Where studs or furring are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.
- C. Direct Furring:
  - 1. Screw to wood framing.
  - 2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.
- D. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.

### 3.5 INSTALLATION OF GYPSUM BOARD SHAFT WALL ASSEMBLIES

- A. General: Install gypsum board shaft wall assemblies to comply with requirements of fire-resistance-rated assemblies indicated, manufacturer's written installation instructions, and ASTM C 754 other than stud-spacing requirements.
- B. Do not bridge building expansion joints with shaft wall assemblies; frame both sides of expansion joints with furring and other support.



- C. Install supplementary framing in gypsum board shaft wall assemblies around openings and as required for blocking, bracing, and support of gravity and pullout loads of fixtures, equipment, services, heavy trim, furnishings, wall-mounted door stops, and similar items that cannot be supported directly by shaft wall assembly framing.
  - 1. Reinforcing: Where handrails directly attach to gypsum board shaft wall assemblies, provide galvanized steel reinforcing strip with 0.033-inch minimum thickness of base metal (uncoated), accurately positioned and secured behind at least one layer of face panel.
- D. Penetrations: At penetrations in shaft wall, maintain fire-resistance rating of shaft wall assembly by installing supplementary steel framing around perimeter of penetration and fire protection behind boxes containing wiring devices, elevator call buttons, elevator floor indicators, and similar items.
- E. Isolate perimeter of gypsum panels from building structure to prevent cracking of panels, while maintaining continuity of fire-rated construction.
- F. Firestop Tracks: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.
- G. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect while maintaining fire-resistance rating of gypsum board shaft wall assemblies.
- H. Sound-Rated Shaft Wall Assemblies: Seal gypsum board shaft walls with acoustical sealant at perimeter of each assembly where it abuts other work and at joints and penetrations within each assembly.
- I. Cant Panels: At projections into shaft exceeding 4 inches, install 1/2- or 5/8-inch- thick gypsum board cants covering tops of projections.
  - 1. Slope cant panels at least 75 degrees from horizontal. Set base edge of panels in adhesive and secure top edges to shaft walls at 24 inches o.c. with screws fastened to shaft wall framing.
  - 2. Where steel framing is required to support gypsum board cants, install framing at 24 inches o.c. and extend studs from the projection to shaft wall framing.
- J. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.

### 3.6 INSTALLING SUSPENSION SYSTEMS

- A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
  - 1. Hangers: 48 inches o.c.
  - 2. Carrying Channels (Main Runners): 48 inches o.c.
  - 3. Furring Channels (Furring Members): 16 inches o.c.

- B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
- C. Suspend hangers from building structure as follows:
  - 1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
    - a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
  - 1. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
    - a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.
  - 1. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
  - 2. Do not attach hangers to steel roof deck.
  - 3. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
  - 4. Do not connect or suspend steel framing from ducts, pipes, or conduit.
- D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.
- E. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.
- F. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

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. Tile backing panels.
  - 3. Texture finishes.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For the following products:
  - 1. Textured Finishes: Manufacturer's standard size for each textured finish indicated and on same backing indicated for Work.

#### 1.4 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.

#### 1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written instructions, 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, 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.

## 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.

### 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. Gypsum Board, Type X: ASTM C 1396/C 1396M.
  1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. American Gypsum.
    - b. CertainTeed Corporation.
    - c. Georgia-Pacific Building Products.
    - d. National Gypsum Company.
    - e. Temple-Inland Building Products by Georgia-Pacific.
    - f. USG.
  2. Thickness: 5/8 inch .
  3. Long Edges: Tapered and featured (rounded or beveled) for prefilling.
- B. Gypsum Ceiling Board: ASTM C 1396/C 1396M.
  1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. American Gypsum.
    - b. CertainTeed Corporation.
    - c. Georgia-Pacific Building Products.
    - d. National Gypsum Company.
    - e. Temple-Inland Building Products by Georgia-Pacific.
    - f. USG.

2. Thickness: 1/2 inch .
3. Long Edges: Tapered.

C. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces. **(USE IN ALL RESTROOMS AND BATHROOMS UNLESS OTHERWISE NOTED)**

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. CertainTeed Corporation.
  - b. Georgia-Pacific Building Products.
  - c. National Gypsum Company.
  - d. Temple-Inland Building Products by Georgia-Pacific.
  - e. USG.
2. Core: 5/8 inch , Type X.
3. Long Edges: Tapered.
4. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

## 2.4 TILE BACKING PANELS

A. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or ASTM C 1325, with manufacturer's standard edges.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. CertainTeed Corporation.
  - b. James Hardie Building Products, Inc.
  - c. National Gypsum Company.
  - d. United States Gypsum Company.
2. Thickness: 5/8 inch .
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

## 2.5 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. LC-Bead: J-shaped; exposed long flange receives joint compound.
  - c. L-Bead: L-shaped; exposed long flange receives joint compound.
  - d. U-Bead: J-shaped; exposed short flange does not receive joint compound.
  - e. Expansion (control) joint.

B. Aluminum Trim: Extruded accessories of profiles and dimensions indicated.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Fry Reglet Corporation.
  - b. Gordon, Inc.
  - c. Pittcon Industries.
2. Aluminum: Alloy and temper with not less than the strength and durability properties of ASTM B 221 , Alloy 6063-T5.
3. Finish: Corrosion-resistant primer compatible with joint compound and finish materials specified.

## 2.6 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
  1. Interior Gypsum Board: Paper.
  2. Tile Backing Panels: 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 setting-type, sandable topping compound.
  4. Finish Coat: For third coat, use setting-type, sandable topping compound.
- D. Joint Compound for Tile Backing Panels:
  1. Cementitious Backer Units: As recommended by backer unit manufacturer.

## 2.7 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.
- B. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.
  1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch thick.
  2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

- C. 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.
- D. Acoustical 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. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Accumetric LLC.
    - b. Grabber Construction Products.
    - c. Pecora Corporation.
    - d. Specified Technologies, Inc.
    - e. United States Gypsum Company.

## 2.8 TEXTURE FINISHES

- A. Primer: As recommended by textured finish manufacturer.
- B. Non-Aggregate Finish: Premixed, vinyl texture finish for spray application.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. CertainTeed Corporation - ProRoc Easi-Tex Spray Texture.
    - b. National Gypsum Company - Perfect Spray EM Texture.
    - c. United States Gypsum Company - BEADEx FasTex Wall and Ceiling Spray Texture.
    - d. Sherwin-Williams - Tuff Surface Premium Texture Coating.
  - 2. Texture: Spatter knock-down.
    - a. Submit sample (24" x 24" minimum) for approval by Owner prior to installation.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and support framing, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

- 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 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. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
  - 1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area.
  - 2. Fit gypsum panels around ducts, pipes, and conduits.
  - 3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch- wide joints to install sealant.
- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments. Provide 1/4- to 1/2-inch- 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.
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
- I. 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 instructions for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.



- J. 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. Type X: Vertical surfaces unless otherwise indicated.
  - 2. Ceiling Type: Ceiling surfaces.
  - 3. Moisture- and Mold-Resistant Type: ALL Restroom and Bathroom Walls and Ceilings.
- 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 vertically (parallel to framing) unless otherwise 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 stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.
  - 3. On Z-shaped 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.
- C. Multilayer Application:
  - 1. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer joints unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
  - 2. Fastening Methods: Fasten base layers and face layers separately to supports with screws.
- D. Laminating to Substrate: Where gypsum panels are indicated as directly adhered to a substrate (other than studs, joists, furring members, or base layer of gypsum board), comply with gypsum board manufacturer's written instructions and temporarily brace or fasten gypsum panels until fastening adhesive has set.

### 3.4 APPLYING TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A108.11, at showers, tubs, and where indicated.

- B. Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

### 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 approved by Architect for visual effect.
- C. Interior Trim: Install in the following locations:
  - 1. Cornerbead: Use at outside corners unless otherwise indicated.
  - 2. LC-Bead: Use at exposed panel edges.
  - 3. L-Bead: Use where indicated.
  - 4. U-Bead: Use at exposed panel edges.
- D. Aluminum Trim: Install in locations indicated on Drawings.

### 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 2: Panels that are substrate for tile.
  - 3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
    - a. Primer and its application to surfaces are specified in Section 099000 "Painting."
- E. Cementitious Backer Units: Finish according to manufacturer's written instructions.

### 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 approved 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 instructions.

### 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 092916 - GYPSUM BOARD SHAFT-WALL ASSEMBLIES**

### 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 board shaft liner panels.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each component of gypsum board shaft wall assembly.

#### 1.4 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.

#### 1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or with gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install interior products until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, moisture damaged, or mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, and 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 PANEL PRODUCTS

- A. Panel Size: Provide in maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.
- B. Gypsum Shaftliner Board, Moisture- and Mold-Resistant Type X: ASTM C 1396/C 1396M; manufacturer's proprietary fire-resistive liner panels with moisture- and mold-resistant core and surfaces.
  - 1. Products: Subject to compliance with requirements, provide the following:
    - a. CertainTeed Corp.; ProRoc Moisture and Mold Resistant Shaftliner.
    - b. Georgia-Pacific Gypsum LLC, Subsidiary of Georgia Pacific; Dens-Glass Ultra Shaftliner.
    - c. National Gypsum Company; Gold Bond Brand Fire-Shield Shaftliner XP.
    - d. USG Corporation; Sheetrock Brand Mold Tough Gypsum Liner Panel.
  - 2. Thickness: 1 inch (25.4 mm).
  - 3. Long Edges: Double bevel.
  - 4. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

## 2.2 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with manufacturer's written recommendations.
- B. Trim Accessories: Cornerbead, edge trim, and control joints of material and shapes as specified in Section 09250 "Gypsum Board Assemblies" that comply with gypsum board shaft wall assembly manufacturer's written recommendations for application indicated.
- C. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.
- D. Track Fasteners: Power-driven fasteners of size and material required to withstand loading conditions imposed on shaft wall assemblies without exceeding allowable design stress of track, fasteners, or structural substrates in which anchors are embedded.
  - 1. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing according to ASTM E 488 conducted by a qualified testing agency.
  - 2. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing according to ASTM E 1190 conducted by a qualified testing agency.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates to which gypsum board shaft wall assemblies attach or abut, with Installer present, including hollow-metal frames, elevator hoistway door frames, cast-in

anchors, and structural framing. Examine for compliance with requirements for installation tolerances and other conditions affecting performance.

- B. Examine panels before installation. Reject panels that are wet, moisture damaged, or mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. General: Install gypsum board shaft wall assemblies to comply with requirements of fire-resistance-rated assemblies indicated, manufacturer's written installation instructions, and ASTM C 754 other than stud-spacing requirements.
- B. Install supplementary framing in gypsum board shaft wall assemblies around openings and as required for blocking, bracing, and support of gravity and pullout loads of fixtures, equipment, services, heavy trim, furnishings, wall-mounted door stops, and similar items that cannot be supported directly by shaft wall assembly framing.
- C. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect while maintaining fire-resistance rating of gypsum board shaft wall assemblies.
- D. 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.

### 3.3 PROTECTION

- A. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- B. Remove and replace panels that are wet, moisture damaged, or mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, and 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 092916





## **SECTION 099123 - PAINTING**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Surface preparation, painting, and finishing of exposed interior and exterior items and surfaces. Surface preparation, priming, and finish coats specified in this section are in addition to shop-priming and surface treatments specified in other sections (i.e. structural steel primer and hollow metal doors and frames).
- B. Paint all exposed surfaces whether or not colors are designated in the schedules, except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the Owner and Architect will select from standard colors or finishes available.
- C. Painting is not required on pre-finished items, finished metal surfaces, concealed surfaces, operating parts, and labels. Do not paint over Underwriters Laboratories, Factory Mutual, or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

#### 1.3 SUBMITTALS

- A. Product Data: For each coating system indicated. Include block fillers and primers.
  - 1. Material List: An inclusive list of required coating materials. Indicate each material and cross-reference the specific coating, finish system, and application. Identify each material by manufacturer's catalog number and general classification.
  - 2. Manufacturer's Information: Manufacturer's technical information, including label analysis and instructions for handling, storing, and applying each material specified.
- B. Samples for Initial Selection: Manufacturer's color charts showing the full range of colors available for each type of finish-coat material indicated.
  - 1. After color selection, Architect will furnish color chips for surfaces to be coated.
- C. Samples for Verification: For each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate.

1. Provide stepped Samples defining each separate coat, including block fillers and primers. Use representative colors when preparing Samples for review. Resubmit until required sheen, color, and texture are achieved.
2. List of material and application for each coat of each sample. Label each sample for location and application.

#### 1.4 QUALITY ASSURANCE

- A. Applicator Qualifications: Engage an experienced applicator who has completed high-performance coating system applications similar in material and extent to those indicated for Project and whose work has a record of successful in-service performance.
- B. Source Limitations: Obtain primers and undercoat materials for each coating system from the same manufacturer as the finish coats.
- C. Benchmark Samples (Mockups): Provide a full-coat benchmark finish sample of each type of coating and substrate required. Duplicate finish of approved sample Submittals.
  1. Architect will select one room, area, or surface to represent surfaces and conditions for application of each type of coating and substrate.
    - a. Wall Surfaces: Provide samples on at least 100 sq. ft. (9 sq. m) of wall surface.
    - b. Small Areas and Items: Architect will designate items or areas required.
  2. After permanent lighting and other environmental services have been activated, apply coatings in this room or to each surface as specified. Provide the required sheen, color, and texture of each surface.
    - a. After finishes are accepted, Architect will use the room or surface to evaluate coating systems of a similar nature.
  3. Final approval of colors will be from benchmark samples.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to Project site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label with the following information:
  1. Name or title of material.
  2. Product description (generic classification or binder type).
  3. Manufacturer's stock number and date of manufacture.
  4. Contents by volume, for pigment and vehicle constituents.
  5. Thinning instructions.
  6. Application instructions.
  7. Color name and number.
  8. Handling instructions and precautions.

- B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain containers used in storage in a clean condition, free of foreign materials and residue.
  - 1. Protect materials from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling, mixing, and applying coatings.

## 1.6 PROJECT CONDITIONS

- A. Apply coatings only when temperature of surfaces to be coated and surrounding air temperatures are between 45 and 95 deg F (7 and 35 deg C).
- B. Do not apply coatings 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.
  - 1. Allow wet surfaces to dry thoroughly and attain temperature and conditions specified before proceeding with or continuing coating operation.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the products indicated in the coating system descriptions.
- B. Manufacturers' Names: The following manufacturers are referred to in the coating system descriptions by shortened versions of their names shown in parenthesis:
  - 1. Sherwin Williams (S-W).
  - 2. Moore: Benjamin Moore & Co. (Moore).
  - 3. Pittsburg Paints

### 2.2 COATINGS MATERIALS, GENERAL

- A. Material Compatibility: Provide primers, undercoats, and finish-coat materials 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.
- B. Material Quality: Provide manufacturer's highest grade of the various high-performance coatings specified. Materials not displaying manufacturer's product identification are not acceptable.
  - 1. Proprietary Names: Use of manufacturer's proprietary product names to designate colors or materials is not intended to imply that products named are required to be used to the exclusion of equivalent products of other

manufacturers. Furnish manufacturer's material data and certificates of performance for proposed substitutions.

## 2.3 COLORS

- A. Colors: As indicated on Finish Schedules, or as selected by Design Team from manufacturer's full range if not indicated.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. With Applicator present, examine substrates and conditions under which high-performance coatings will be applied, for compliance with coating application requirements.
  - 1. Apply coatings only after unsatisfactory conditions have been corrected and surfaces to receive coatings are thoroughly dry.
  - 2. Start of application is construed as Applicator's acceptance of surfaces within that particular area.
- B. Coordination of Work: Review other Sections in which primers or other coatings are provided to ensure compatibility of total systems for various substrates. On request, furnish information on characteristics of specified finish materials to ensure compatible primers.
  - 1. If a potential incompatibility of primers applied by others exists, obtain the following from the primer Applicator before proceeding:
    - a. Confirmation of primer's suitability for expected service conditions.
    - b. Confirmation of primer's ability to be top coated with materials specified.
  - 2. Notify Architect about anticipated problems before using the coatings specified over substrates primed by others.

### 3.2 PREPARATION

- A. General: Remove plates, machined surfaces, and similar items already in place that are not to be coated. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and coating.
  - 1. After completing coating operations, reinstall items that were removed; use workers skilled in the trades involved.
- B. Cleaning: Before applying high-performance coatings, clean substrates of substances that could impair bond of coatings. Remove oil and grease before cleaning.

1. Schedule cleaning and coating application so dust and other contaminants from cleaning process will not fall on wet, newly coated surfaces.
- C. Surface Preparation: Clean and prepare surfaces to be coated according to manufacturer's written instructions for each substrate condition and as specified.
1. Cementitious Substrates: Prepare concrete, brick, concrete masonry block, and cement plaster surfaces to be coated. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Roughen as required to remove glaze. If hardeners or sealers have been used to improve curing, use mechanical methods to prepare surfaces.
    - a. Use abrasive blast-cleaning methods if recommended by coating manufacturer.
    - b. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not coat surfaces if moisture content exceeds that permitted in manufacturer's written instructions.
- D. Material Preparation: Carefully mix and prepare coating materials according to manufacturer's written instructions.
1. Maintain containers used in mixing and applying coatings in a clean condition, free of foreign materials and residue.
  2. Stir materials before applying to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into the material. Remove film and, if necessary, strain coating material before using.
  3. Use only the type of thinners approved by manufacturer and only within recommended limits.

### 3.3 APPLICATION

- A. General: Apply high-performance coatings according to manufacturer's written instructions.
1. Use applicators and techniques best suited for the material being applied.
  2. Do not apply high-performance coatings over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to forming a durable coating film.
  3. Caulk all cracks / imperfections prior to application of primers and paint.
  4. Coating colors, surface treatments, and finishes are indicated in the coating system descriptions.
  5. Provide finish coats compatible with primers used.
  6. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, convactor covers, grilles, covers for finned-tube radiation, and similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
    - a. Coat surfaces behind movable equipment and furniture the same as similar exposed surfaces. Before final installation, coat surfaces behind permanently fixed equipment or furniture with prime coat only.

- b. Coat back sides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
- B. Scheduling Coating: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for coating as soon as practicable after preparation and before subsequent surface deterioration.
  - 1. The number of coats and film thickness required is the same regardless of application method.
    - a. Omit primer on metal surfaces that have been shop primed and touchup painted.
    - b. Do not apply succeeding coats until previous coat has cured as recommended by manufacturer.
    - c. Where manufacturer's written instructions require sanding, sand between applications to produce a smooth, even surface.
    - d. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until coating has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat does not cause undercoat to lift or lose adhesion.
  - 2. If undercoats or other conditions show through final coat, apply additional coats until cured film has a uniform coating finish, color, and appearance. Give special attention to edges, corners, crevices, welds, exposed fasteners, and similar surfaces to ensure that they receive a dry film thickness equivalent to that of flat surfaces.
- C. Application Procedures: Apply coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.
  - 1. Brush Application: Use brushes best suited for material applied and of appropriate size for the surface or item being coated.
    - a. Apply primers and first coats by brush unless manufacturer's written instructions permit using roller or mechanical applicators.
    - b. Brush out and work brush coats into surfaces in an even film.
    - c. Eliminate cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Neatly draw glass lines and color breaks.
  - 2. Rollers: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by manufacturer for the material and texture required.
  - 3. Spray Equipment: Use mechanical methods to apply coating if permitted by manufacturer's written instructions and governing regulations.
    - a. Use spray equipment with orifice size recommended by manufacturer for material and texture required.
    - b. Apply each coat to provide the equivalent hiding of brush-applied coats.
    - c. Do not double back with spray equipment building-up film thickness of two coats in one pass, unless recommended by manufacturer.

- D. Minimum Coating Thickness: Apply each material no thinner than manufacturer's recommended spreading rate. Provide total dry film thickness of the entire system as recommended by manufacturer.
- E. Block Fillers: Apply block fillers to concrete masonry block at a rate to ensure complete coverage with pores filled.
- F. Completed Work: Match approved Samples for color, texture, and coverage. Remove, refinish, or recoat work that does not comply with specified requirements.

### 3.4 CLEANING

- A. Cleanup: At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
  - 1. After completing coating application, clean spattered surfaces. Remove spattered coatings by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

### 3.5 PROTECTION

- A. Protect work of other trades, whether being coated or not, against damage from coating operation. Correct damage by cleaning, repairing, replacing, and recoating, as approved by Architect, and leave in an undamaged condition.
  - 1. Provide "Wet Paint" signs to protect newly coated finishes. After completing coating operations, remove temporary protective wrappings provided by others to protect their work.
  - 2. At completion of construction activities of other trades, touch up and restore damaged or defaced coated surfaces.

### 3.6 Paint Schedule: Provide the following paint systems for the various substrates indicated:

- 1. Exterior Iron:
  - Surface Prep: SW14 or SW15
  - Primer:(1 coat) Kem Kromik Universal Metal Primer.
  - Two Coats: Industrial Urethane Alkyd Enamel
- 2. Exterior Metal Doors/Frames:
  - Surface Prep: SW14 or SW15
  - Primer:(1 coat) Kem Kromik Universal Metal Primer.
  - Two Coats: Industrial Urethane Alkyd Enamel.
- 3. Exterior Fiber Cement:
  - Surface Prep: SW14 or SW15
  - Primer:(1 coat)Loxon Masonry Primer
  - Two Coats: A-100 Exterior Latex

4. Exterior Wood:  
Surface Prep: SW 23 or SW 12.  
Primer: (1 coat) A-100 Exterior Latex Wood Primer (2.3 mils)  
Two Coats: A-100 Exterior Latex
5. All Interior Wall Surfaces (excluding masonry):  
Surface Prep: SW 8 or SW 12  
Primer: (1 coat) Prep Rite 200 Latex primer  
Two Coats: ProMar 200 Latex Enamel  
Sheen: As indicated on ID documents
6. Interior Drywall - Ceilings:  
Surface Prep: SW 8 or SW 12  
Primer: (1 coat) Prep Rite 200 Latex primer  
Two Coats: ProMar 200 Latex Enamel  
Sheen: As indicated on ID Documents
7. Interior Wood Trim:  
Surface Prep: SW 8 or SW 12  
Primer: (1 coat) Prep Rite ProBlock Latex primer  
Two Coats: Pro Industrial Acrylic Semi-Gloss
8. Interior Metal:  
Surface Prep: SW 15 or SW 12  
Primer: (1 coat) Kem Kromik Universal Metal Primer.  
Two Coats: Industrial Urethane Alkyd Enamel.
9. Exterior and Interior Masonry  
Surface Prep: SW Heavy Duty Block Filler  
First Coat: SW Loxon Exterior Acrylic Masonry Primer, A24W300  
Second Coat: A-100 Exterior Latex – semi gloss  
Third Coat: A-100 Exterior Latex - semi gloss

END OF SECTION 099123



## **SECTION 102800 - TOILET AND BATH ACCESSORIES**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Toilet and bath accessories.

#### 1.3 SUBMITTALS

- A. Product Data: Include construction details, material descriptions and thicknesses, dimensions, profiles, fastening and mounting methods, specified options, and finishes for each type of accessory specified.
- B. Setting Drawings: For cutouts required in other work; include templates, substrate preparation instructions, and directions for preparing cutouts and installing anchoring devices.
- C. Maintenance Data: For accessories to include in maintenance manuals specified in Division 1. Provide lists of replacement parts and service recommendations.

#### 1.4 QUALITY ASSURANCE

- A. Source Limitations: Provide products of same manufacturer for each type of accessory unit and for units exposed to view in same areas, unless otherwise approved by Architect.
- B. Product Options: Accessory requirements, including those for materials, finishes, dimensions, capacities, and performance, are established by specific products indicated in the Toilet and Bath Accessory Schedule.
  - 1. Do not modify aesthetic effects, as judged solely by Architect, except with Architect's approval. Where modifications are proposed, submit comprehensive explanatory data to Architect for review.

#### 1.5 COORDINATION

- A. Coordinate accessory locations with other work to prevent interference with clearances required for access by disabled persons, proper installation, adjustment, operation, cleaning, and servicing of accessories.

- B. Deliver inserts and anchoring devices set into concrete or masonry as required to prevent delaying the Work.

## 1.6 WARRANTY

- A. General Warranty: Special warranty specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Manufacturer's Mirror Warranty: Written warranty, executed by mirror manufacturer agreeing to replace mirrors that develop visible silver spoilage defects within minimum warranty period indicated.
  - 1. Minimum Warranty Period: 15 years from date of Substantial Completion.
- C. Manufacturer's Warranty: Written warranty, executed by manufacturer agreeing to replace accessories that fail within minimum warranty period indicated.
  - 1. Minimum Warranty Period: 10 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide accessories by one of the following:
  - 1. Toilet and Bath Accessories:
    - a. Bradley Corporation
    - b. Kohler Inc
- B. Products: Subject to compliance with requirements, provide one of the products indicated for each designation in the Toilet and Bath Accessory Schedule at the end of Part 3.

### 2.2 MATERIALS

- A. Stainless Steel: ASTM A 666, Type 304, with No. 4 finish (satin), in 0.0312-inch (0.8-mm) minimum nominal thickness, unless otherwise indicated.
- B. Brass: ASTM B 19, leaded and unleaded flat products; ASTM B 16 (ASTM B 16M), rods, shapes, forgings, and flat products with finished edges; ASTM B 30, castings.
- C. Sheet Steel: ASTM A 366/A 366M, cold rolled, commercial quality, 0.0359-inch (0.9-mm) minimum nominal thickness; surface preparation and metal pretreatment as required for applied finish.

- D. Galvanized Steel Sheet: ASTM A 653/A 653M, G60 (Z180).
- E. Chromium Plating: ASTM B 456, Service Condition Number SC 2 (moderate service), nickel plus chromium electrodeposited on base metal.
- F. Mirror Glass: ASTM C 1036, Type I, Class 1, Quality q2, nominal 6.0 mm thick, with silvering, electroplated copper coating, and protective organic coating complying with FS DD-M-411.
- G. Galvanized Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.
- H. Fasteners: Screws, bolts, and other devices of same material as accessory unit, tamper and theft resistant when exposed, and of galvanized steel when concealed.

## 2.3 FABRICATION

- A. General: One, maximum 1-1/2-inch- (38-mm-) diameter, unobtrusive stamped manufacturer logo, as approved by Architect, is permitted on exposed face of accessories. On interior surface not exposed to view or back surface of each accessory, provide printed, waterproof label or stamped nameplate indicating manufacturer's name and product model number.
- B. Surface-Mounted Toilet Accessories: Unless otherwise indicated, fabricate units with tight seams and joints, and exposed edges rolled. Hang doors and access panels with continuous stainless-steel hinge. Provide concealed anchorage where possible.
- C. Recessed Toilet Accessories: Unless otherwise indicated, fabricate units of all-welded construction, without mitered corners. Hang doors and access panels with full-length, stainless-steel hinge. Provide anchorage that is fully concealed when unit is closed.
- D. Framed Glass-Mirror Units: Fabricate frames for glass-mirror units to accommodate glass edge protection material. Provide mirror backing and support system that permits rigid, tamper-resistant glass installation and prevents moisture accumulation.
  - 1. Provide galvanized steel backing sheet, not less than 0.034 inch (0.85 mm) and full mirror size, with nonabsorptive filler material. Corrugated cardboard is not an acceptable filler material.
- E. Mirror-Unit Hangers: Provide mirror-unit mounting system that permits rigid, tamper- and theft-resistant installation, as follows:
  - 1. One-piece, galvanized steel, wall-hanger device with spring-action locking mechanism to hold mirror unit in position with no exposed screws or bolts.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.
- B. Secure mirrors to walls in concealed, tamper-resistant manner with special hangers, toggle bolts, or screws. Set units level, plumb, and square at locations indicated, according to manufacturer's written instructions for substrate indicated.
- C. Install grab bars to withstand a downward load of at least 250 lbf (1112 N), when tested according to method in ASTM F 446.

### 3.2 ADJUSTING AND CLEANING

- A. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items.
- B. Remove temporary labels and protective coatings.
- C. Clean and polish exposed surfaces according to manufacturer's written recommendations.

### 3.3 TOILET AND BATH ACCESSORY SCHEDULE: PUBLIC AREA RESTROOMS – Note: All accessories for public area restroom shall be identical to those scheduled for guest unit bathrooms.

#### A. Products:

##### 1. Product Description: **ADA Grab Bar – 24" Length**

- a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 24" ADA Compliant Grab Bar with Concealed Mounting Model #001-24 or comparable product by one of the following:
  - 1) **Kohler**

##### 2. Product Description: **ADA Grab Bar – 36" Length**

- a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 36" ADA Compliant Grab Bar with Concealed Mounting Model #001-36 or comparable product by one of the following:
  - 1) **Kohler**

##### 3. Product Description: **ADA Grab Bar – 42" Length**

- a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 42" ADA Compliant Grab Bar with Concealed Mounting Model #001-42 or comparable product by one of the following:
  - 1) **Kohler**

##### 4. Product Description: **Bath Tissue Holder**

- a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
  - b. Kohler Rubicon Dual Mount Toilet Tissue Holder Model #K-R26113 or comparable product by one of the following (with approval of Interior Designer):
    - 1) **Bradley**
5. Product Description: **Soap Dispenser**
- a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
  - b. Bradley Surface Mounted Diplomat Soap Dispenser Model #6A00 or comparable product by one of the following (with approval of Interior Designer):
    - 1) **Kohler**
6. Product Description: **Paper Towel Dispenser**
- a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
  - b. Bradley Surface Mounted Diplomat Towel Dispenser Model #2A10-11 or comparable product by one of the following (with approval of Interior Designer):
    - 1) **Kohler**
7. Product Description: **Framed Glass Mirror**
- a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
  - b. Provide product by one of the following (with approval of Interior Designer):
    - 1) **Bradley**
    - 2) Characteristics:
      - a) Dimensions: 30" x 40"
      - b) Frame Width: 1"
      - c) Frame Color: Silver, Satin Nickel, or Brushed Nickel
      - d) Mirror Shape: Rectangular
      - e) Mount type: 3 Point Security Hardware
- 3.4 TOILET AND BATH ACCESSORY SCHEDULE: RESIDENTIAL UNIT RESTROOMS – Note: All finishes shall be #4 stainless steel unless otherwise noted.
- A. Products:
- 1. Product Description: **ADA Grab Bar – 24" Length**

- a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 24" ADA Compliant Grab Bar with Concealed Mounting Model #001-24 or comparable product by one of the following:
  - 1) **Kohler**
2. Product Description: **ADA Grab Bar – 36" Length**
  - a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 36" ADA Compliant Grab Bar with Concealed Mounting Model #001-36 or comparable product by one of the following:
    - 1) **Kohler**
3. Product Description: **ADA Grab Bar – 42" Length**
  - a. Basis of Design Product: Subject to compliance with requirements, provide Bradley 812 Series 42" ADA Compliant Grab Bar with Concealed Mounting Model #001-42 or comparable product by one of the following:
    - 1) **Kohler**
4. Product Description: **24" Towel Bar**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
    - 2) Items listed in "b" must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Purist 24" Towel Bar Model #K-14436 or comparable product by one of the following:
    - 1) **Bradley**
5. Product Description: **18" Towel Bar**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below
    - 2) Items listed in "b" must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Purist 18" Towel Bar Model #K-14435 or comparable product by one of the following:
    - 1) **Bradley**
6. Product Description: **Bath Tissue Holder**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under "b" below

- 2) Items listed in “b” must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Rubicon Dual Mount Toilet Tissue Holder Model #K-R26113 or comparable product by one of the following:
    - 1) **Bradley**
7. Product Description: **Towel Ring**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under “b” below
    - 2) Items listed in “b” must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Rubicon Towel Ring Model #K-R26114 or comparable product by one of the following:
    - 1) **Bradley**
8. Product Description: **Shower Rod**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under “b” below
    - 2) Items listed in “b” must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Expanse Curved Shower Rod – Contemporary design Model #K-9351 or comparable product by one of the following:
    - 1) **Bradley**
9. Product Description: **Robe Hook**
  - a. As indicated on Interior Design documents and schedules
    - 1) If none indicated, provide items under “b” below
    - 2) Items listed in “b” must be approved by Interior Designer prior to purchase or installation
  - b. Basis of Design Product: Subject to compliance with requirements, provide Kohler Rubicon Robe Hook Model #K-R26115 or comparable product by one of the following:
    - 1) **Bradley**
10. Product Description: **Framed Glass Mirror**
  - a. As indicated on Interior Design documents and schedules

- 1) If none indicated, provide items under "b" below
  - 2) Items listed in "b" must be approved by Interior Designer prior to purchase or installation
- b. Provide product by one of the following:
- 1) **Bradley**
  - 2) Characteristics:
    - a) Dimensions: 30" x 40"
    - b) Frame Width: 1"
    - c) Frame Color: Silver, Satin Nickel, or Brushed Nickel
    - d) Mirror Shape: Rectangular
    - e) Mount type: 3 Point Security Hardware

END OF SECTION 102800



## **SECTION 102821 – GLASS SHOWER ENCLOSURES**

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Shower door system:
  - 1. Frameless doors and enclosures for showers
- B. RELATED SECTIONS
  - 1. Division 06 for Rough Carpentry.
  - 2. Division 09 for tiling and other finishes
  - 3. Division 22 for plumbing fixtures

#### 1.2 REFERENCES

- A. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

#### 1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- B. Shop Drawings: Include details of construction and relationship with adjacent construction.
- C. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- D. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square representing actual product, color, and patterns.

#### 1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 5 year experience manufacturing similar products.
- B. Installer Qualifications: Minimum 2 year experience installing similar products.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.

1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship is approved by Architect.
3. Refinish mock-up area as required to produce acceptable work.

#### 1.5 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to starting work of this section.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging bearing the brand name and manufacturer's identification until ready for installation.
- B. Handling: Handle materials to avoid damage.

#### 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

#### 1.8 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

#### 1.9 WARRANTY

- A. Frameless Showers, Pivot Shower Doors, Sliding Shower Doors: Manufacturer warrants that for a period of three years following the date of sale to customer, the frameless shower door hinges and shower enclosures are warranted against material defects and defects in workmanship. All warranty claims are subject to inspection by manufacturer prior to providing a remedy for the warranty claim.

### PART 2 - PRODUCTS

#### 2.1 SHOWER ENCLOSURES

- A. Basis of Design: Manufacturer and model as indicated on Interior Design documents and schedules, or if not indicated as directed by owner or architect
  1. If no specific product is indicated, for initial pricing purposes only, the following products shall be utilized
    - a. Infinity 1400 Shower Door/Enclosure - Glass enclosures as manufactured by Basco Shower Enclosures

- B. Acceptable Manufacturers: Subject to compliance with Division 01 requirements, acceptable manufacturers include but are not limited to the following:
  - 1. American Shower Door
  - 2. Basco Shower Enclosures
  - 3. Century Shower Door, Inc
  - 4. Costal Shower Doors
  - 5. Dreamline
  - 6. Easco Shower Doors Company
- C. Materials and Characteristics
  - 1. Type: Semi-frameless glass shower enclosures with pivot door
  - 2. Sizes: As indicated on drawings (22" width minimum)
  - 3. Hardware: Hinges at swing doors, door bottom plastic gasket and other standard hardware for complete enclosure; finish to match frame.
  - 4. Fitting and Hardware finish: As indicated on drawings or as selected by Architect from manufacturer's standards
    - a. If no finish is indicated, for initial pricing only, assume all hardware to be satin finish stainless steel
  - 5. Glazing: 1/4" minimum thickness, clear, fully tempered glass
  - 6. Sealant: Dow Corning Corp, Silicone Bath Caulk, stain and mildew resistant, color as selected by architect.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

#### 3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.

### 3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 102821

## **SECTION 104416 - FIRE-PROTECTION SPECIALTIES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. This Section includes the following:
  - 1. Portable fire extinguishers.
  - 2. Fire-protection cabinets for the following:
    - a. Portable fire extinguishers.

#### **1.3 SUBMITTALS**

- A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for fire-protection cabinets.
  - 1. Fire Extinguishers: Include rating and classification.
  - 2. Fire-Protection 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. Samples for Initial Selection: For fire-protection cabinets with factory-applied color finishes.

#### **1.4 QUALITY ASSURANCE**

- A. Source Limitations: Obtain fire extinguishers and fire-protection cabinets through one source from a single manufacturer.
- B. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."
- C. 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.
- D. Fire-Rated Fire-Protection Cabinets: Listed and labeled to comply with requirements of ASTM E 814 for fire-resistance rating of walls where they are installed.

## 1.5 COORDINATION

- A. Coordinate size of fire-protection cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.

## 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 Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

### 2.2 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B.

### 2.3 PORTABLE FIRE EXTINGUISHERS

- A. Manufacturers:
  - 1. Ansul Incorporated.
  - 2. JL Industries, Inc.
  - 3. Kidde Fyrnetics.
  - 4. Larsen's Manufacturing Company.
  - 5. Potter Roemer; Div. of Smith Industries, Inc.
- B. General: Provide fire extinguishers of type, size, and capacity for each fire-protection cabinet indicated.
  - 1. Valves: Manufacturer's standard.
  - 2. Handles and Levers: Manufacturer's standard.
  - 3. Instruction Labels: Include pictorial marking system complying with NFPA 10, Appendix B.
- C. Multipurpose Dry-Chemical Type in Steel Container: UL-rated 2-A:10-B:C, 5-lb (2.3-kg) nominal capacity, with monoammonium phosphate-based dry chemical in enameled-steel container.

### 2.4 FIRE-PROTECTION CABINETS

- A. Manufacturers:
  - 1. JL Industries, Inc.
  - 2. Larsen's Manufacturing Company.
  - 3. Potter Roemer; Div. of Smith Industries, Inc.
- B. Cabinet Type: Suitable for fire extinguisher.

- C. Cabinet Construction: Nonrated, 1-hour fire rated, or 2-hour fire rated.
  - 1. Refer to life safety drawings for rated wall locations
- D. Cabinet Material: Enameled-steel sheet.
- E. Semirecessed Cabinet: Cabinet box partially recessed in walls of shallow 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).
  - 1. Square-Edge Trim: 1-1/4- to 1-1/2-inch (32- to 38-mm) backbend depth.
- F. Cabinet Trim Material: Same material and finish as door.
- G. Door Material: Steel sheet.
- H. Door Style: Solid opaque panel with frame and thin contemporary glass insert.
- I. 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 lever handle with cam-action latch or projecting door pull and friction latch.
  - 2. Provide concealed or continuous hinge, of same material and finish as trim, permitting door to open 180 degrees.
- J. Accessories:
  - 1. Mounting Bracket: Manufacturer's standard steel, designed to secure fire extinguisher to fire-protection cabinet, of sizes required for types and capacities of fire extinguishers indicated, with plated or baked-enamel finish.
  - 2. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location. Locate as indicated by Architect.
    - a. Identify fire extinguisher in fire-protection cabinet with the words "FIRE EXTINGUISHER."
      - 1) Location: Applied to cabinet door.
      - 2) Application Process: Pressure-sensitive vinyl letters.
      - 3) Lettering Color: Black
      - 4) Orientation: Vertical.
- K. 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.
    - b. Interior of cabinet and door.
  - 2. Steel: Baked enamel.
    - a. Color and Texture: As selected by Architect from manufacturer's full range.

## 2.5 FABRICATION

- A. Fire-Protection 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. Construct fire-rated cabinets with double walls fabricated from 0.0428-inch- (1.1-mm-) thick, cold-rolled steel sheet lined with minimum 5/8-inch- (16-mm-) thick, fire-barrier material.
    - a. Provide factory-drilled mounting holes.
- 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 with tubular stiles and rails and hollow-metal design, minimum 1/2 inch (13 mm) thick.
  - 2. Miter and weld perimeter door frames.
- C. Cabinet Trim: Fabricate cabinet trim in one piece with corners mitered, welded, and ground smooth.

## 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. Finish fire-protection cabinets after assembly.
- 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.

## 2.7 STEEL FINISHES

- A. Surface Preparation: Clean surfaces of dirt, oil, grease, mill scale, rust, and other contaminants that could impair paint bond using manufacturer's standard methods.
- B. Baked-Enamel Finish: Immediately after cleaning and pretreating, apply manufacturer's standard two-coat, baked-enamel finish consisting of prime coat and thermosetting topcoat. Comply with paint manufacturer's written instructions for applying and baking to achieve a minimum dry film thickness of 2 mils (0.05 mm).

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine walls and partitions for suitable framing depth and blocking where semirecessed cabinets will be installed.



- B. Examine fire extinguishers for proper charging and tagging.
  - 1. Remove and replace damaged, defective, or undercharged units.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Prepare recesses for semirecessed fire-protection cabinets as required by type and size of cabinet and trim style.

### 3.3 INSTALLATION

- A. General: Install fire-protection specialties in locations and at mounting heights indicated or, if not indicated, at heights indicated below:
  - 1. Fire-Protection Cabinets: 54 inches (1372 mm) above finished floor to top of cabinet.
- B. Fire-Protection Cabinets: Fasten fire-protection cabinets to structure, square and plumb.
  - 1. Unless otherwise indicated, provide recessed fire-protection cabinets. If wall thickness is not adequate for recessed cabinets, provide semirecessed fire-protection cabinets.
  - 2. Fasten mounting brackets to inside surface of fire-protection cabinets, square and plumb.
- 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-protection specialties are installed, unless otherwise indicated in manufacturer's written installation instructions.
- B. Adjust fire-protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.
- C. On completion of fire-protection cabinet installation, clean interior and exterior surfaces as recommended by manufacturer.
- D. Touch up marred finishes, or replace fire-protection cabinets that cannot be restored to factory-finished appearance. Use only materials and procedures recommended or furnished by fire-protection cabinet manufacturer.
- E. Replace fire-protection cabinets that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 104416



## **SECTION 10441 – NON-ILLUMINATED INTERIOR SIGNS**

### **PART 1 - GENERAL**

#### **1.01 SUMMARY**

- A. Section includes: Interior non-illuminated directional, control, and information surface mounted signage as complete integrated modular system.
- B. Note: Refer to Interior Design documents for decorative signage not specified within

#### **1.02 REFERENCES**

- A. Standards of the following as referenced:
  - 1. American National Standards Institute (ANSI).
- B. Industry standards:
  - 1. Department of Justice, Office of the Attorney General, "Americans with Disabilities Act", Public Law 101-336, (ADA).
  - 2. ANSI A117.1: Providing Accessibility and Useability for Physically Handicap People, 1986 edition.
  - 3. Federal Register Part III, Department of Justice, Office of the Attorney General, 28 CFR Part 36: Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities, Final Rule, July 26, 1991.
  - 4. Federal Register Part II, Architectural and Transportation Barriers Compliance Board, 36 CFR Part 1191: Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Amendment to Final Guidelines, September 6, 1991.

#### **1.03 DEFINITIONS**

- A. Terms:
  - 1. Braille: Grade 2 Braille including 189 part-word or whole word contractions in addition to Grade 1 Braille 63 characters. Tactile is required whenever braille is required; see SYSTEM DESCRIPTION Article below.
  - 2. Non-tactile: Letters and numbers on signs with width-to-height ratio between 3:5 and 1:1 and stroke width ratio between 1:5 and 1:10 using upper case "X" to calculate ratios. Use typestyles with medium weight; upper and lower case lettering is permitted; serif typestyles are permitted. See SYSTEM DESCRIPTION Article below.
  - 3. Symbols: Symbol itself is not required to be tactile but equivalent verbal description is required both in tactile letters and braille.
  - 4. Tactile: 1/32" raised capital letters without serifs at least 5/8" height and not more than 2" height based on upper case "X". Braille is required whenever tactile is required; see SYSTEM DESCRIPTION Article below.

#### **1.04 SYSTEM DESCRIPTION**

- A. Signage under this section is intended to include items for identification, direction, control, and information of building where installed as complete integrated system from a single manufacturer.
- B. ADA design requirements:
  - 1. Signage requiring tactile graphics:

- a. Wall mounted signs designating permanent rooms and spaces such as, room numbers and restroom, department, office, and fire exit identifications.
    - b. Individually applied characters are prohibited.
  2. Signage not requiring tactile graphics but require compliance to other ADA requirements: All other signs providing direction to or information about function of space such as, directional signs (signs with arrow), informational signs (operating hours, policies, etc.), regulatory signs (no smoking, do not enter), and ceiling and projected wall mount signs.
  3. Excluded signage:
    - a. Exterior signs.
    - b. Building directories.
    - c. Menus.
    - d. Temporary signs, include personnel signs and tenant identification; suite numbers are not considered temporary.
- C. ADA performance requirements:
1. Tactile graphics signs mounting requirements:
    - a. Single doors: Mount 60" to sign centerline above finish floor and on wall adjacent to latch side of door.
    - b. Openings: Mount 60" to sign centerline above finish floor adjacent opening.
    - c. No wall space adjacent latch side of door, opening, or double doors: Mount 60" to sign centerline above finish floor on nearest adjacent wall.

#### 1.06 SUBMITTALS FOR PRIOR APPROVAL

- A. Product data:
1. Manufacturer's signed statement regarding compliance with QUALITY ASSURANCE Article.
  2. Manufacturer's product literature indicating units and designs selected.
  3. Evidence of manufacturer's computerized data retrieval program for tracking of Project for sign typography, message strip requirements and other pertinent data from schedule input to final computerized typography on finished product.
- B. Contract close out:
1. Furnish appropriate checklist for aiding in reordering after Date of Substantial Completion. Maintain computer schedule program for five years for ordering new signage required by Owner.
  2. Maintenance data and cleaning requirements for exterior surfaces.
  3. Furnish one complete SignWord Pro software package in Owner selected format for PC type computer.
  4. Furnish one complete packaged SignWord Color paper system with clear cover overlay.
- C. Shop drawings:
1. Indicate materials, sizes, configurations, and applicable substrate mountings.
  2. Typography sample for message strips and headers copy.
  3. Artwork for special graphics.
  4. Signage schedule complete with location of each sign and required copy; include floor plans, if required.
- D. For Construction:
- Samples: Full size samples for holder, insert, and copy in colors specified. Provide samples of each sign type. Samples will not be returned for use in Project.

#### 1.07 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturer:

- a. Work required under this section from manufacturers regularly engaged in work of this magnitude and scope for minimum of five years.
- b. Maintain computer link between schedule input and computerized typography production.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Indicated in Delivery, Storage, and Handling Section.

B. Acceptance at site: Coordinate delivery of work to Project site under this section for immediate installation.

1.09 SEQUENCING AND SCHEDULING

A. Schedule system installation after related finishes have been completed.

PART 2 - PRODUCTS

2.01 MANUFACTURED UNITS

A. Manufacturers:

1. APCO; "Accord Series", 388 Grant Street SE, Atlanta, Georgia, 30312, USA. Phone; (404) 688-9000. Fax; (404) 577-3847.
2. ASI Modulex; "Pacific Series", 3860 W. Northwest Highway, Suite 350, Dallas, TX 75220; (214) 352 9140 telephone; (214) 352 9741 facsimile; (800) ASI-SPEC [274-7446]

B. Provide the following assemblies; locate where indicated in attached SCHEDULES:

1. Surface Mounted Signs, Wall or Office Panel: Combination of modular aluminum bands (SignBands) which lock onto molded plastic End Clips up to 150mm/6" in height to form a single sign or stack to create module signs. Or, combination of aluminum bands (SignBands) which lock onto aluminum Side Tracks via molded plastic multiple clip fasteners, allowing for complete flexibility with size, configuration, and modularity for both single insert identification signs to large, complex directory formats and directional signs.

2.02 Interchangeable Sign Band Series

A. Modular Sign System:

1. End Clip System:

- a. Individual band for name plate, room/floor identification use:  
Sizes (Height): As indicated on attached drawings, aluminum extruded plaque surface screened or aluminum extruded insert slot 90, 60, 30mm for SignWord paper insert or ADA insert.  
Custom plaques using phenolic etched .080" thick, .060" acrylic.
- b. Color: Selected by Architect from manufacturer's complete line of available colors.
- c. Modulating Radius End Clips 150mm, 120mm, 90mm, 60mm allows for any combination SignBands
- d. Mounting: Direct to Wall Surface.

2. Side Track System:
  - a. Radius Track aluminum edge.
  - b. Color: Selected by Architect from manufacturer's standard 44 painted colors; five powder coated colors, or satin anodized colors. High gloss polished finishes: \*\*Gold\*\*Silver\*\* available upon request, consult factory regarding minimum requirements and lead time.
  - c. Radius Track end caps.  
Color: Selected by Architect from manufacturer's standard 44 painted colors; molded plastic five integral colors: 02-Black, 43-Putty, 44-Architectural Brown, 72-Bone White, and 78-Pearl Grey.
  - d. Mounting: Direct to wall surface.
  - e. Configuration: Indicated in SCHEDULES Article.
- B. Message Bands:
  1. Sign Bands for Side Track System:
    - a. Size: As indicated on attached drawings.
  2. Decorative Bands
    - a. Size: 15mm x 6" 8" 10" 12" 16" 18" 20" 24"  
Radius Optional Face-with decorative option to be specified in SCHEDULES Article\*\*
    - b. Mounting: Attach to Track utilizing multiple clip plastic fastener in 15mm increments. Allowing removal with manufacturer's special Removal Tool.
  3. Emergency Plans
    - a. Emergency Plans  
Sizes: 279 x 216mm (11 x 8.5)
  - 4.. Sign Word Paper
    - a. Paper Weight: 80lbs.
    - b. Paper is perforated to meet the sign size specified.
  6. Copy: Indicated in SCHEDULES Article.
  7. Configuration: Indicated in SCHEDULE Article. Select from a variation of standard configurations.
- C. Graphics:
  1. Type sizes: Selected from manufacturer's standard sizes indicated in SCHEDULES Article for particular units; meet ADA requirements for letter proportions and sizes.
  2. Type style or styles: Helvetica Medium (HM), All Caps
  3. Imprint colors: Selected by Architect from manufacturer's standard 40 non-glare screening ink colors per unit and indicated in SCHEDULES Article; color contrast background colors in accord with ADA requirements.

## 2.03 FABRICATION

- A. Shop assembly:
  1. Fabricate units to configurations indicated on reviewed shop drawings. Internally reinforce units in accord with reviewed shop drawings.

2. Provide copy on inserts, \*\* message strips, \*\* headers or bases, \*\* and covers required on reviewed shop drawings and in accord with ADA requirements.
3. Fill directories with combination of reviewed copy on message strips and blank message strips.
4. Wrap each individual unit with polyethylene.

## PART 3 - EXECUTION

### 3.01 EXAMINATION

- A. Verification of conditions: Indicated in Coordination Section.
  1. Examine areas to receive signage; notify Architect in writing of unacceptable substrate.
  2. Beginning work indicates acceptance of substrate. Subsequent modifications to substrate or signage becomes this section's complete responsibility.

### 3.02 INSTALLATION

- A. Install signage holders in locations with mounting types indicated in accord with reviewed shop drawings. Square, plumb, and level units. INTERIOR SIGNAGE SHALL BE MECHANICALLY ATTACHED TO WALL.
- B. Install inserts not more than 48 hours prior to Date of Substantial Completion complete with correct copy in place. Conform to ADA requirements for tactile graphics signage.

### 3.03 CLEANING

- A. Clean exposed surfaces not more than 48 hours prior to Date of Substantial Completion in accord with manufacturers written cleaning instructions.

### 3.04 SCHEDULES – Provide the following:

- A. The contractor shall provide and install 8"x 8" ADA Restroom Signs at the entrance door to each restroom in accordance with requirements set forth by ADAAG 2010 requirements.
- B. The contractor shall provide and install three 8.5" x 11" Emergency Egress Plan Signs for each structure at locations to be determined by owner's representative and architect.

END OF SECTION 104420





## **SECTION 105500 – POSTAL SPECIALTIES**

### PART 1 GENERAL

#### 1.1 SECTION INCLUDES

- A. 4C Horizontal Mailboxes.
  - 1. Front-loading interior mailboxes

#### 1.2 REFERENCES

- A. United States Postal Service (USPS)
  - 1. USPS-STD-4C - United States Postal Service Standard 4C, Wall-Mounted Centralized Mail Receptacles
  - 2. USPS Publication 16.
  - 3. USPS Postal Bulletin – annual May issue listing approved 4C Manufacturers.
- B. IBC - International Building Code.
- C. ASTM A 666 - Specification for Austenitic Stainless Steel Sheet, Strip, Plate and Flat Bar.
- D. ASTM B 209 - Specification Aluminum and Aluminum Alloy Sheet and Plate.
- E. ASTM B 221 - Specification Aluminum and Aluminum Alloy Extruded Bar, Rods, Wire, Shapes, and Tubes.

#### 1.3 SUBMITTALS

- A. Submit under provisions of Section 013000.
- B. **Product Data:** Manufacturer's data sheets on each product to be used, including:
  - 1. Construction details, material descriptions, dimensions and finishes.
  - 2. Preparation instructions and recommendations.
  - 3. Storage and handling requirements and recommendations.
  - 4. Installation methods.
- C. Shop Drawings: Prepared specifically for this project; show dimensions of mailboxes, wall cuts, and interface with other products.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 2 inches (50 mm) square, representing actual color and texture.

#### 1.4 REGULATORY REQUIREMENTS

- A. Comply with USPS-STD-4C for Wall Mounted Centralized Mailboxes.
- B. Comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG).

#### 1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer shall have a Quality System in place to ensure and be able to substantiate that manufactured units conform to requirements and match the approved design and must be ISO 9001:2008 certified.

## 1.6 DELIVERY, STORAGE AND HANDLING

- A. Inspect the materials upon delivery to ensure that specified products have been received.
- B. Store materials protected from exposure to harmful weather conditions.
- C. Handle materials to prevent damage or marring of finish.

## 1.7 WARRANTY

- A. Manufacturer's standard warranty to repair or replace components of postal specialties that fail in materials or workmanship within one year 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. AF Florence Manufacturing
  - 2. Salsbury Industries (Basis of Design)
- B. Requests for substitutions will be considered in accordance with provisions of Section 016000.

## 2.2 WALL-MOUNTED CENTRALIZED MAIL RECEPTACLES (MAILBOXES)

- A. USPS Approved Front-Loading Mail Boxes: Horizontal style complying with USPS STD 4C and the following:
  - 1. Model: 3700 Series.
    - a) Module: Refer to the Drawings for module numbers.
  - 2. Mounting type:
    - a. Recessed mounted into wall
  - 3. Locks: USPS-1172 910A, 2 keys each lock.
  - 4. Box Identification: Top to bottom, left to right.
    - a. Manufacturer's standard decal type numbering system
    - b. Numerical order (numbers to be approved by architect).
  - 5. Mail Distribution:
    - a. Mail Distribution: USPS.
  - 6. Material and Finish: Aluminum with powder coat finish.
    - a. Finish: Selected from manufacturer's standard powder coat colors.

# PART 3 EXECUTION

## 3.1 EXAMINATION

- A. Verify that openings in wall are correctly located, aligned, and sized for mailboxes.

### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.

### 3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

### 3.4 CLEANING

- A. Clean surfaces with mild dish detergent. Do not use harsh abrasive cleaners. Lubricate locks with graphite type lubricants only.

### 3.5 PROTECTION OF INSTALLED PRODUCTS

- A. Protect finishes from damage by construction activities.

END OF SECTION 105500



## **SECTION 108000 – OTHER EQUIPMENT**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Dog Grooming Equipment
  - 2. Charging Stations
  - 3. Car Wash Equipment
  - 4. Indoor Bike Storage Racks
  - 5. Exterior Cooking Equipment
  - 6. Ice Machines and Exterior Refrigeration

#### 1.3 SUBMITTALS

- A. Product data: Indicate material types, finishes and sizes, fabrication and installation details, and requirements.
- B. Shop drawings: Indicate locations, installation details, special requirements necessary for coordination.

#### 1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver specialties in protective packaging.
- B. Store in packaging to prevent soiling and physical damage.
- C. Handle to prevent damage to finished surfaces and operating mechanisms.

### PART 2 - PRODUCTS

#### 2.1 DOG GROOMING EQUIPMENT

- A. Manufacturers: Subject to compliance with Division 01 requirements, comparable products by the following manufacturers are acceptable. Note: Basis of Design Products listed by model numbers in articles below
  - 1. Direct Animal Products

2. Forever Stainless Steel
3. Groomers Best
4. Master Equipment
5. Metro Vacuum
6. Pet Spa, LLC

B. Tub: Master Equipment "Encompass" Grooming Tub – Ivory finish - Model #: **TP46081 11**

1. Required Accessories

- a. Leg Levelers (4)
- b. Tub Platform
- c. Tub Drain
- d. Drain hose

C. Table: Master Equipment "Origin" Electric Table with Drawer – Black finish – Model #: **TP1515 17**

1. Required Accessories

- a. Foldable Grooming Arm
- b. 18" grooming loop (black)
- c. Leg Levelers (4)

D. Dryer: Metro "Air Force Commander" – Model #: **AF313 28**, 4 HP 2 speed dryer

## 2.2 CAR WASH EQUIPMENT

A. Manufacturers: Subject to compliance with Division 01 requirements, comparable products by the following manufacturers are acceptable. Note: Basis of Design Products listed by model numbers in articles below

1. Kleen Rite
2. MTM Hydro
3. CAT Pumps
4. Hamel Mfg
5. J.E. Adams
6. Mosmatic
7. Suttner America

B. Boom: Mosmatic 360 degree Z Ceiling Boom – 5'-1" - Model #: **65.019**

C. Spray Wand: Mosmatic Bent 20 Inch Spray Wand with 8 inch Grip – ¼ M x ¼ F – Model #: **26.723**

D. Hose and Spray Trigger: Kleen-Rite 20' wirebraid hose – Model #: **HA166WBL1414**

1. Weep Gun with Blue Trigger: Model #: **GUK600W**

E. Mat Clamp: Hammel Mfg. Channel Type Stainless Mat Clamp w/Blue Bumper – Model #: **825SD-BLUE**

- F. Pump: CAT Pumps 310 4GPM pump – Model #: **310**
- G. Vacuum: J E Adams 9200 Super Vac 2 – small stainless steel dome – Model #: **9200**

## 2.3 INDOOR BIKE STORAGE EQUIPMENT

- A. Manufacturers: Subject to compliance with Division 01 requirements, comparable products by the following manufacturers are acceptable. Note: Basis of Design Products listed by model numbers in articles below
  - 1. Dero
  - 2. Cycle Safe, Inc
  - 3. Madrax
- B. Indoor Bike Storage Racks: Dero Ultra Space Saver Squared
  - 1. Mounting: Wall Mounted
  - 2. Spaces: 7 stations per rack
  - 3. Optional Equipment: Wheel Stops
  - 4. Finish: Powder Coat
  - 5. Color: As selected by architect from manufacturer's line of powder coat finishes
- C. Bike Work Station: Dero Fixit free standing work station with optional pump and wheel catch
  - 1. Mounting: Floor Mounted (surface)
  - 2. Optional Equipment: Manual air pump (Air Kit Prime) and Wheel Catch for bikes with no kick stand
  - 3. Finish: Powder Coat
  - 4. Color: As selected by architect from manufacturer's standards

## 2.4 OUTDOOR COOKING EQUIPMENT

- A. Manufacturers: Subject to compliance with Division 01 requirements, comparable products by the following manufacturers are acceptable. Note: Basis of Design Products listed by model numbers in articles below
  - 1. Manitowoc
  - 2. Follett Corp
  - 3. Scottsman Ice Systems
  - 4. Summitt
  - 5. Bull BBQ
  - 6. Crown Verity
  - 7. Backyard Pro
- B. Ice Machine: Manitowoc ID-0452A Indigo Series 30" Air Cooled Full Size Cube Ice Machine with B-400 bin hopper
- C. Under Counter Refrigerator: Summitt ADA undercounter refrigerator – Model #: ADRD24
- D. Barbecue Pit: Bull BBQ Diablo Grill – island top install – Model #: 62649 NG

- E. Side Burner: Bull BBQ Slide in Double Sideburner – Model #: 30009
- F. Searing Station: Bull BBQ Searing Station – Model #: 94009

### PART 3 - EXECUTION

#### 3.1 GENERAL

- A. Install specialties in accordance with manufacturer's product data, plumb, level and true to line and location

#### 3.2 CLEANING AND PROTECTION

- A. Clean products as recommended by manufacturer and protect from subsequent damage.

#### 3.3 DEMONSTRATION

- A. Where applicable, engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain equipment according to manufacturer's requirements

END OF SECTION 108000



## **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 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Residential Type Kitchen Appliances.
  - 2. Residential Laundry Equipment.

#### 1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, dimensions, furnished accessories, and finishes for each appliance.
- B. Product Schedule: For appliances. Use same designations indicated on Drawings.
- C. Operation and Maintenance Data: For each residential appliance to include in operation and maintenance manuals.
- D. Warranties: Sample of special warranties.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer for installation and maintenance of units required for this Project.
- B. Source Limitations: Obtain residential appliances from single source and each type of residential appliance from single manufacturer.

#### 1.5 WARRANTY

- A. Special Warranties: Manufacturer's standard form in which manufacturer agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
  - 1. Warranty Period: Two years from date of Substantial Completion.

- B. Microwave Oven: Full warranty including parts and labor or on-site service on the magnetron tube.
  - 1. Warranty Period: Two years from date of Substantial Completion.
- C. Refrigerator/Freezer and Ice maker, Sealed System: Full warranty including parts and labor for on-site service on the product.
  - 1. Warranty Period for Two years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 APPLIANCES MANUFACTURER - GENERAL

- A. Basis of Design: Manufacturer and model numbers as indicated on interior design drawings and schedules, or if not indicated, as directed by owner or architect.
  - 1. If no specific product is indicated, for initial pricing purposes only, assume products that appear in articles below

### 2.2 MICROWAVE OVENS

- A. Manufacturers: Subject to compliance with requirements, provide the following:
  - 1. Whirlpool recirculating over the Range Microwave – stainless - Model #: WMH31017HS
  - 2. Whirlpool countertop microwave (ADA Units) – Stainless – Model #: WMC30516HZ

### 2.3 REFRIGERATOR/FREEZERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Whirlpool 19 cubic foot top mount ref with ice maker – stainless - Model #: WRT549SZDM
  - 2. Whirlpool 18 cubic foot top mount ref (for use in ADA Units) – Model #: WRT148FXDM

### 2.4 ELECTRIC RANGE

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Whirlpool 30 inch freestanding range – stainless - Model #: WFC150MOJS
  - 2. ADA Units: Whirlpool 30 inch freestanding range – Model #: WEE510S0FS

a. Provide Whirlpool Recirculating Hood Model #: UXT4030ADS

2.5 DISHWASHER

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Whirlpool dishwasher – stainless - Model #: WDF331PAHS
  2. ADA Units: Whirlpool dishwasher – Model #: WDF550SAHS

2.6 WASHER

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Whirlpool – white - Model #: WTW4855HW
  2. ADA Units: Whirlpool – white – Model #: WFW560CHW

2.7 DRYER

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Whirlpool – white - Model #: WED4850HW
  2. ADA Units: Whirlpool – Model #: WED560LHW

2.8 DISPOSAL

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Whirlpool Model #: GC1000PE

2.9 GENERAL FINISH REQUIREMENTS

- A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- B. 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 and conditions, with Installer present, for compliance with requirements for installation tolerances, power connections, and other conditions affecting installation and performance of residential appliances.
- B. Examine roughing-in for piping systems to verify actual locations of piping connections before appliance installation.
- C. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. General: Comply with manufacturer's written instructions. *Provide all required accessories and components required to complete the installation of the appliances specified in this specification section.*
- B. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- C. Utilities: See Divisions 15 and 16 for plumbing and electrical requirements.

### 3.3 FIELD QUALITY CONTROL

- A. Tests and Inspections:
  - 1. Perform visual, mechanical, and electrical inspection and testing for each appliance according to manufacturers' written recommendations. Certify compliance with each manufacturer's appliance-performance parameters.
  - 2. Leak Test: After installation, test for leaks. Repair leaks and retest until no leaks exist.
  - 3. Operational Test: After installation, start units to confirm proper operation.
- B. An appliance will be considered defective if it does not pass tests and inspections.
- C. Prepare test and inspection reports.

END OF SECTION 113100

## **SECTION 123220 – MANUFACTURED WOOD 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 kitchen and bath vanity cabinets for residential use.

#### 1.3 RELATED SECTIONS

- 1. Division 11 "Residential Appliances" for appliances to be installed at cabinets
- 2. Division 12 "Countertops" for countertops and countertop installation

#### 1.4 DEFINITIONS

- A. The term "wood" as it applies to this section may also apply to composite wood products

#### 1.5 REFERENCES

- A. KCMA: Kitchen Cabinet Manufacturer's Association (KCMA) testing and certification program and including NKCA/ANSI: A161.1-1985; "Recommended Performance & Construction Standards for Kitchen and Vanity Cabinets"

#### 1.6 SUBMITTALS

- A. Product Data: For each type of product required
- B. Shop Drawings: Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, and hardware.
- C. Samples:
  - 1. For initial approval, submit finished wood samples indicating color to be expected in finished work.
  - 2. After above sample has been approved, submit one full production run wall cabinet matching all project requirements, size similar to those required

## 1.7 QUALITY ASSURANCE

- A. Qualifications: Use KCMA certified cabinet manufacturers unless otherwise directed by Architect or Owner.
- B. Produce cabinets of each type by a single manufacturer for all residential units.

## 1.8 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.

## 1.9 COORDINATION

- A. Coordinate layout and installation of blocking and reinforcement in partitions for support of casework

# PART 2 - PRODUCTS

## 2.1 MANUFACTURED UNITS

- A. Cabinets Basis-of-Design:
  - 1. Residential Units: "Roma Style" wood cabinets as manufactured by Master Wood Craft, [www.mwccabinetry.com](http://www.mwccabinetry.com). Specific manufacturer, style, and finish as indicated on drawings, or if not indicated, as selected by Architect, Owner or Interior Designer.
  - 2. Common Areas: As indicated on drawings, if required for this project. Cabinets in Common Areas may be custom fabricated or otherwise from separate source.
- B. Manufacturers: Subject to compliance with requirements, products of manufacturers listed below will be considered. For determination of acceptable products, consideration will be given for style, materials, colors and finishes available from proposed manufacturer, along with other considerations.
  - 1. Advanta.
  - 2. American Woodmark Corporation.
  - 3. Conestoga Wood Specialties Corporation.
  - 4. International Kitchen Supply.
  - 5. Kraftmaid.
  - 6. Leedo.

7. Marsh Furniture Company.
8. Masco Cabinetry.
9. Master Brand Cabinets, Inc.
10. Master Wood Craft Cabinetry LLC.
11. Welborn Cabinet, Inc.
12. Other manufacturers as approved by Architect or Owner.

C. Cabinet Finish:

1. Cabinet exterior: Manufacturer's standard finish for basis-of-design cabinets.
2. Cabinet interior: Melamine or comparable finish.

a. Interior color: White unless otherwise indicated.

D. Materials, General: Fabricate cabinets free of urea formaldehyde or CARB2 compliant.

E. Hardware:

1. Drawer slides: Double track type, full extension, soft-closing type.
2. Hinges: Soft-closing type, concealed.
3. Bumpers: Felt or plastic bumpers, at each door and drawer.
4. Pulls/Knobs: As selected by Architect, Owner or Interior Designer.

F. Verification of Performance: Attach KCMA certification seal on each unit or provide other evidence of KCMA compliance. EXECUTION

### 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 semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

END OF SECTION 123220



## **SECTION 123623 - PLASTIC-LAMINATE-CLAD 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. Section includes plastic-laminate-clad countertops.

#### **1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
  - 1. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.
- B. Shop Drawings: For plastic-laminate-clad countertops.
  - 1. Include plans, sections, details, and attachments to other work. Detail fabrication and installation, including field joints.
  - 2. Show locations and sizes of cutouts and holes for items installed in plastic-laminate-clad countertops.
- C. Samples: Plastic laminates in each type, color, pattern, and surface finish required in manufacturer's standard size.
- D. Samples for Initial Selection: For plastic laminates.
- E. Samples for Verification: As follows:
  - 1. Plastic Laminates: For each type, color, pattern, and surface finish required, 24 by 24 inches (600 by 600 mm) in size.
  - 2. Wood-Grain Plastic Laminates: For each type, color, pattern, and surface finish required, 24 by 24 inches (600 by 600 mm) in size.
  - 3. Fabrication Sample: For each type and profile of countertop required, provide one sample applied to core material with specified edge material applied to one edge.

#### **1.4 INFORMATIONAL SUBMITTALS**

- A. Qualification Data: For fabricator.

B. Product Certificates: For the following:

1. Composite wood and agrifiber products.
2. High-pressure decorative laminate.
3. Chemical-resistant, high-pressure decorative laminate.
4. Adhesives.

1.5 QUALITY ASSURANCE

- A. 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.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver countertops only after casework and supports on which they will be installed have been completed in installation areas.
- B. Store countertops in areas where environmental conditions comply with requirements specified in "Field Conditions" Article.
- C. Keep surfaces of countertops covered with protective covering during handling and installation.

1.7 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install countertops until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature between 60 and 90 deg F (16 and 32 deg C) and relative humidity between 43 and 70 percent during the remainder of the construction period.
- B. Field Measurements: Where countertops are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Established Dimensions: Where countertops are indicated to fit to other construction, establish dimensions for areas where countertops are to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

PART 2 - PRODUCTS

2.1 PLASTIC-LAMINATE-CLAD COUNTERTOPS

- A. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of plastic-laminate-clad countertops indicated for construction, finishes, installation, and other requirements.

- B. Grade: Economy.
- C. High-Pressure Decorative Laminate: NEMA LD 3, Grade HGP.
- D. Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces complying with the following requirements:
  - a. As schedule on the drawings.
- E. Edge Treatment: Same as laminate cladding on horizontal surfaces.
- F. Core Material at Sinks: MDF made with exterior glue.
- G. Core Thickness: 3/4 inch (19 mm).
  - 1. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of core material laminated to top. Refer to drawings.

## 2.2 WOOD MATERIALS

- A. Wood Products: Provide materials that comply with requirements of referenced quality standard unless otherwise indicated.
  - 1. Wood Moisture Content: 8 to 13 percent.
- B. Composite Wood and Agrifiber Products: Provide materials that comply with requirements of referenced quality standard for each type of countertop and quality grade specified unless otherwise indicated.
  - 1. MDF: Medium-density fiberboard, ANSI A208.2, [Grade 130] <Insert grade>.

## 2.3 MISCELLANEOUS MATERIALS

- A. Adhesive for Bonding Plastic Laminate: As selected by fabricator to comply with requirements.

## 2.4 FABRICATION

- A. Fabricate countertops to dimensions, profiles, and details indicated. Provide front and end overhang of 1 inch (25 mm) over base cabinets. Ease edges to radius indicated for the following:
- B. Complete fabrication, including assembly, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
- C. Shop cut openings to maximum extent possible to receive appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately, and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.

1. Seal edges of cutouts by saturating with varnish.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Before installation, condition countertops to average prevailing humidity conditions in installation areas.

### 3.2 INSTALLATION

- A. Grade: Install countertops to comply with same grade as item to be installed.
- B. Assemble countertops and complete fabrication at Project site to the extent that it was not completed in the shop.
  1. Provide cutouts for appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately, and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.
  2. Seal edges of cutouts by saturating with varnish.
- C. Field Jointing: Where possible, make in the same manner as shop jointing, using dowels, splines, adhesives, and fasteners recommended by manufacturer. Prepare edges to be joined in shop so Project-site processing of top and edge surfaces is not required. Locate field joints where shown on Shop Drawings.
  1. Secure field joints in countertops with concealed clamping devices located within 6 inches (150 mm) of front and back edges and at intervals not exceeding 24 inches (600 mm). Tighten according to manufacturer's written instructions to exert a constant, heavy-clamping pressure at joints.
- D. Scribe and cut countertops to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
  1. Install countertops level and true in line. Use concealed shims as required to maintain not more than a 1/8-inch-in-96-inches (3-mm-in-2400-mm) variation from a straight, level plane.
  2. Secure backsplashes to walls with adhesive.
  3. Seal joints between countertop and backsplash, if any, and joints where countertop and backsplash abut walls with mildew-resistant silicone sealant or another permanently elastic sealing compound recommended by countertop material manufacturer.

### 3.3 ADJUSTING AND CLEANING

- A. Repair damaged and defective countertops, where possible, to eliminate functional and visual defects. Where not possible to repair, replace countertops. Adjust joinery for uniform appearance.

- B. Clean countertops on exposed and semi-exposed surfaces.
- C. Protection: Provide Kraft paper or other suitable covering over countertop surfaces, taped to underside of countertop at a minimum of 48 inches (1220 mm) o.c. Remove protection at Substantial Completion.

END OF SECTION 123623



## **SECTION 123661 - SIMULATED 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. Section Includes:
  - 1. Quartz agglomerate countertops and backsplashes.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For countertop materials.
- B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing fixtures.
- C. Samples for Initial Selection: For each type of material exposed to view.
- D. Samples for Verification: For the following products:
  - 1. Countertop material, 6 inches (150 mm) square.

#### 1.4 PROJECT CONDITIONS

- A. Field Measurements: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete.

#### 1.5 COORDINATION

- A. Coordinate locations of utilities that will penetrate countertops or backsplashes.

### PART 2 - PRODUCTS

#### 2.1 QUARTZ AGGLOMERATE COUNTERTOPS

- A. Configuration: Provide countertops with the following front and backsplash style:

1. Front: Straight, slightly eased at top.
2. Backsplash: Straight, slightly eased at corner.
3. Endsplash: Matching backsplash.

B. Countertops: as indicated.

C. Backsplashes: as indicated.

D. Fabrication: Fabricate tops in one piece with shop-applied edges and backsplashes unless otherwise indicated. Comply with quartz agglomerate manufacturer's written instructions for adhesives, sealers, fabrication, and finishing.

1. Fabricate with loose backsplashes for field assembly.

## 2.2 COUNTERTOP MATERIALS

A. Quartz Agglomerate: Solid sheets consisting of quartz aggregates bound together with a matrix of filled plastic resin and complying with the "Physical Characteristics of Materials" Article of ANSI SS1.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. Silestone, a division of Consentino
2. Collection and Color: AS INDICATED ON FINISH SCHEDULE
3. Size: 2 cm.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

A. Tolerances:

1. Install countertops level to a tolerance of 1/8 inch in 10 feet (3 mm in 2.4 m).
2. Maximum variation in plane between adjacent pieces at joint: Plus or minus 1/16 inch.

B. Install fabrications in accordance with manufacturer's instructions and approved shop drawings.

C. Adhere fabrications with continuous beads of adhesive.

### 3.2 CLEANING

A. Clean fabrications in accordance with manufacturer's instructions.



### 3.3 PROTECTION

- A. Protect installed fabrications with nonstaining sheet coverings.

END OF SECTION 123661



## **SECTION 210000 - FIRE PROTECTION SYSTEM**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED:

- A. The General Conditions of the Contract and Supplementary Conditions of the Contract shall govern the work under this Section of the Specifications. The Contractor is specifically directed to refer to said conditions.
- B. It is understood that these specifications, and the accompanying drawings, complement complete apparatus, fully erected and in successful operating condition. All work must be preformed in the best and most substantial manner.
- C. These specifications are intended to provide complete, and in proper operation, all sprinkler system piping, equipment, heads, valves, controls, air compressor, and accessories, all as specified herein or shown on the accompanying drawings, or reasonably implied in either. The building shall be provided with complete coverage sprinkler system for the spaces designated on the drawings classification as required. System shall consist of a calculated dry system unless indicated otherwise. Verify all pertinent criteria. The systems shall conform to layout shown and meet all requirements of agencies listed under "REGULATIONS AND STANDARDS" below. Refer to plans and specifications for additional information.
- D. Pipe, fittings, valves, and connections for fire protection and sprinkler systems shall be furnished by fire protection contractor.

#### 1.2 RELATED WORK:

- A. Section 211313 - Wet-pipe Sprinkler Systems.

#### 1.3 SYSTEM LAYOUT:

- A. Where plans indicate layout of system components, the layout shall be verified to comply with "REGULATIONS AND STANDARDS" and shall be revised if required to comply. The location of the sprinkler system piping and components shall be coordinated with all other trades. Revisions to sprinkler system layout shall be at Sprinkler Contractor's expense. Any such revisions shall be verified with the Architect.

#### 1.4 ELECTRICAL WORK:

- A. See "COORDINATION".

#### 1.5 SPRINKLER SYSTEM CONTRACTOR:

- A. It is intended that the work under this section is to be preformed by a qualified Fire Protection Piping Systems Contractor regularly engaged in this type of work. The

Contractor is to hold a current license to perform this work and be certified by the State Fire Marshall. All documents shall bear this certification.

1.6 REGULATIONS, STANDARDS AND REFERENCES:

- A. It is the intention of these specifications and the accompanying drawings, that all elements and features of the fire protection system shall be in accordance with the standards of the National Fire Association (NFPA), the State Fire Marshall, all applicable building codes and Property Insurance Association of Louisiana whether so indicated or not. NFPA standards are on file in office of Engineer and may be examined at the Contractor's request.
- B. ASME B16.1 - Cast Iron Pipe Flanges and Flanged Fittings, Class 150.
- C. ANSI/ASME B16.3 - Malleable Iron Threaded Fittings, Class 150. Interior of building.
- D. Specifications for Qualification of Welding Procedures and Welders for Piping and Tubing.
- E. NFPA 13R - Installation of Sprinkler Systems.
- F. NFPA 14 - Standpipe and Hose Systems.

1.7 QUALITY ASSURANCE:

- A. Conform to NFPA 13R for sprinkler systems.
- B. Conform to NFPA 14 for standpipe hose systems.
- C. Welding Materials and Procedures: Conform to ASME Code.
- D. Employ certified welders in accordance with ANSI/ASME Section 9. AWS D10.9.
- E. Valves: Bear UL FM label or marking. Provide manufacturer's name and pressure rating marked on valve body.

1.8 SUBMITTALS:

- A. Submit product data under provisions of section 013000 - Administrative Requirements
- B. Indicate pipe materials used, jointing methods, supports, floor and wall penetration seals.
- C. Indicate valve data and ratings.

1.9 DELIVERY, STORAGE, AND HANDLING:

- A. Deliver and store valves in shipping containers, with labeling in place, under provisions of Section 016000 – Product Requirements.
- B. Provide temporary protective coating on cast iron and steel valves.

- C. Provide temporary end caps and closures. Maintain in place until installation.

1.10 AREAS SUBJECT TO FREEZING:

- A. For areas requiring protection and not receiving direct heating during times of potential freezing, such as building overhangs, porches, canopies, attics, etc. provide a compressed air dry pipe system for these areas only, see drawings for locations. Coordinate electrical requirements with contractor.

1.11 MANUFACTURER'S OR TRADE NAMES:

- A. Where the plans or specifications mention the names of manufacturers or the products of specific manufacturers, it is intended that the Contractor shall furnish the item or items as specified. Products of manufacturers that are not mentioned shall be subject to prior review by the Engineer and shall in any case mentioned shall be subject to prior review by the Engineer and shall in any case be in accordance with regulations and standards as state above.

1.12 SHOP DRAWINGS AND SUBMITTAL DATA:

- A. Within fifteen (15) days of award of the contract, the contractor shall submit six (6) copies of system piping shop drawings and six (6) copies of manufacturer's data and descriptive literature and drawings for all equipment and materials. Additionally, provide a reproducible (sepia) copy of the system piping shop drawings. All drawings, literature and data on all equipment shall be submitted at the same time; this material shall contain complete layout, capacity data, dimensions and other pertinent information necessary for the Architect to properly review and evaluate the item that necessary to meet the requirements for submittal to the State Fire Marshall.
- B. The contractor shall obtain approval of agencies listed under "REGULATIONS AND STANDARDS" before submitting to the Engineer, except that the date for State Fire Marshall's review shall be submitted to the Engineer prior submitting to the Fire Marshall. All required review fees and applicable requirements shall be by the contractor. No item of equipment or material shall be place on order until Final Review comments have been received from the Architect. See "DRAWINGS" below.

1.13 ORDINANCES, RULES AND REGULATIONS:

- A. All material and construction shall conform to the requirements of all building, plumbing and sanitary codes and laws in force in the locality in which the work is to be done. All materials and construction shall also conform to the rules and regulations listed above under "REGULATIONS AND STANDARDS".

1.14 DRAWINGS:

- A. The contractor shall submit detailed drawings for all sprinkler system showing exact locations and sizes of all elements in the system before fabrication is begun. Engineer shall have the prerogative of changing the position or configuration of these systems without

changing the total scope of work involved to comply with "REGULATIONS AND STANDARDS".

1.15 GUARANTEE:

- A. The contractor shall guarantee all materials and workmanship under this contract for a period of one (1) year from date of final acceptance of his work and shall repair or replace any such defective materials and workmanship without cost to the Owner.
- B. The guarantee shall include complete service, including adjustment service and inspection, during the guarantee period as required by agencies listed under "REGULATIONS AND STANDARDS".

1.16 APPROVAL OF PRODUCT PRIOR TO BIDDING

- A. Refer to Instructions to Bidders

PART 2 - PRODUCTS

2.1 PIPE AND TUBE:

- A. See Section – 211313 Wet-pipe Sprinkler System
- B. Underground pipe shall be C900 to within 5' of building.

2.2 PIPE FITTINGS:

- A. Steel Fittings: ANSI/ASME B16.9, wrought steel, butt welded. ANSI/ASME B16.25, butt weld ends. ASTM A234, wrought carbon steel and alloy steel. ANSI/ASME B16.5, steel flanges and fittings. ANSI/ASME B16.11, forged steel socket welded and threaded.
- B. Cast Iron Fittings: ANSI/ASME B16.1, flanges and fittings. B16.4, screwed fittings.
- C. Malleable Iron Fittings: ANSI/ASME B16.3, screwed type. ANSI/ASTM A47.

2.3 JOINT MATERIALS:

- A. Solder: ANSI/ASTM B32, 95/5 alloy.
- B. Brazing: ANSI/AWS A5.8.
- C. Threaded Joint Compound.

2.4 UNIONS, FLANGES, AND COUPLINGS:

- A. Unions: 150 psi malleable iron for threaded ferrous piping.

- B. Flanges: 150 psi forged steel slip-on flanges for ferrous piping.

2.5 ACCEPTABLE MANUFACTURER - GATE VALVES:

- A. Nibco 637-31
- B. Central 722 U Series
- C. Substitutions: Under provisions of Instructions To Bidders.

2.6 GATE VALVES:

- A. Bronze, rising stem, inside screw, solid wedge.

2.7 ACCEPTABLE MANUFACTURERS - GLOBE OR ANGLE VALVES:

- A. Nibco GS-132-U
- B. Crane 143
- C. Substitutions: Under provisions of Instructions To Bidders.

2.8 GLOBE OR ANGLE VALVES:

- A. Bronze, rising stem, inside screw, renewable composition disc.

2.9 ACCEPTABLE MANUFACTURERS - CHECK VALVES:

- A. NIBCO CS-172
- B. Crane 147
- C. Substitutions: Under provisions of Instructions To Bidders.

2.10 CHECK VALVES:

- A. Iron body, bronze trim, swing disc, renewable disc and seat.

2.11 ACCEPTABLE MANUFACTURERS - BUTTERFLY VALVES:

- A. Nibco LD 3510-2 Series
- B. Central Fig. 570 or 580
- C. Substitutions: Under provisions of Instructions To Bidders.

2.12 BUTTERFLY VALVES:

- A. Iron body, bronze stainless steel disc and stem extended for insulated work, resilient replaceable liner seat.

2.13 ACCEPTABLE MANUFACTURERS - DRAIN VALVES:

- A. Nibco F-667-0 Series
- B. Central 722 U Series
- C. Substitutions: Under provisions of Instructions To Bidders.

2.14 DRAIN VALVES:

- A. Brass ball valve with cap and chain, 3/4 inch (19 mm) hose thread.

2.15 VALVE OPERATORS:

- A. Provide handwheels for gate, globe or angle, and drain valves.
- B. For butterfly valves provide gear operators for sizes 8 inches and larger. For smaller sizes provide level lock handle with toothed plate.

2.16 VALVE CONNECTIONS:

- A. Provide valve connections to match pipe joints. Use valves of pipe size.
- B. For copper tube, provide threaded solder adapters for connection to valve.
- C. Provide butterfly valve with tapped lug body when used for isolating service.

2.17 SIAMESE FIRE DEPARTMENT CONNECTIONS:

- A. Provide two-way standard siamese fire department connection with chrome plated finish, local fire department threads, dust caps and chains, 3/4" automatic drip, marked "SPRINKLER - FIRE DEPARTMENT CONNECTION:."

2.18 ACCEPTABLE MANUFACTURERS - SPRINKLER HEADS:

- A. Reliable Automatic Sprinkler
- B. Viking Corp.
- C. Tyco-Fire
- D. Substitutions: Under provisions of Instruction To Bidders.



## PART 3 - INSTALLATION

### 3.1 GENERAL:

- A. Furnish and install in a neat workmanlike manner, all piping shown on drawings or that is specified or required to provide a complete, properly operating installation. All piping and accessories shall conform to standards as applicable.
- B. Run piping parallel with the lines of the building, unless specifically shown or noted otherwise. All pipe, fittings, valves, etc., shall have sufficient clearance from other work to finish at least 1/2 inch from other work or finished covering of other piping.
- C. Provide all necessary hangers, anchors, thrust blocks, etc., to properly support and protect piping system, as required by agencies listed under "REGULATIONS AND STANDARDS".
- D. Under no circumstances is the contractor to attach to or support from any bar joist bridging. Any supports to the bar joists or any structural systems are to be approved by the Architect/Engineer. All supplement angle or channel iron required to support equipment of this Specification is to be furnished by the contractor and is to be independent of any other supports.

### 3.2 DESIGN:

- A. The sprinkler systems shall be designed as required for occupancies specified by experienced personnel have competency in the execution of such work. Sprinkler system design shall be performed only by licensed sprinkler contractors.
- B. Sprinkler piping shall be protected from freezing during the lay-a-way period.
- C. NFPA rules and regulations governing the design shall be scrupulously adhered to.
- D. Piping shall be installed in accordance with NFPA 13R.

### 3.3 EXECUTION:

- A. Run piping concealed above furred ceiling and in joists to minimize obstructions. Expose only heads.
- B. Coordinate sprinkler piping routing and heads with all trades.
- C. Protect sprinkler heads against mechanical injury.
- D. Include all costs of shop drawings review and approval from authorities in price.
- E. Locate outside alarm on wall of building adjacent to Siamese department connections.
- F. Provide cabinet containing required number of spare heads as per NFPA 13R, of each type, along with wrench suitable for each type of head.
- G. Provide flow switch on leaving side of main valve and monitoring switch on main valve.

Flow switch shall sense flow and sound appropriate zone of fire alarm system monitoring switch on each main valve; when valve is started to its "closed" position shall indicate trouble on appropriate zone of fire alarm system and sound local audible alarm. Wiring between flow switches and monitoring switches and fire alarm system shall be provided under the Electrical Division.

- H. Furnish and install sprinkler zone valves and flow switches where indicated on the drawings for the zoning of the system. Each of these devices shall be connected into the fire alarm system as indicated for the main valve, including local alarming.
  - I. Provide all test and drain valves as required per NFPA 13R.
  - J. Support sprinkler piping in accordance with NFPA 13R.
  - K. Provide new water service as shown on the drawings.
  - L. Install air compressor on vibration isolators, as required.
  - M. Screw joint steel piping up to and including 1-1/2 inch diameter. Screw or Roll Goove 2 inch diameter and larger. PER NFPA 13R.
  - N. Die cut screw joints with full cut standard taper pipe threads with red lead and linseed oil or other non-toxic joint compound applied to male threads only.
  - O. Coat threaded ends with pipe lubricant compound.
  - P. Steel piping, main sized saddle branch connections or direct connection of branch lines to mains is permitted if main is one pipe size larger than the branch for up to 6 inch mains and if main is two pipe sizes larger than branch for 8 inch and larger mains.
  - Q. Solder Braze copper tubes.
  - R. Install piping in accordance with NFPA 13R for sprinkler systems and NFPA 14 for standpipe and hose systems.
  - S. Do not penetrate building structural members unless indicated.
  - T. Provide sleeves when penetrating footings floors and walls.
  - U. Seal pipe and sleeve penetration to achieve fire resistance equivalent to fire separation required.
- 3.4 INSTALLATION - VALVES:
- A. Install valves with stems upright or horizontal, not inverted.
  - B. Provide gate valves for shut-off or isolating service.
  - C. Where approved, butterfly valves may be used instead of gate valves.
  - D. Provide drain valves at main shut-off valves, low points of piping and apparatus.

3.5 SLEEVES AND PLATES:

- A. Wherever pipes pass through concrete slabs, furnish and install sleeves, properly located for the work.
- B. Use sleeves of sufficient size to allow the specified pipe covering to pass through the sleeves and finish sleeves flush with walls and ceiling.
- C. Sleeves shall be galvanized steel not lighter than 24 gauge.
- D. Seal spaces between sleeve and pipe. Use packing device or material for UL rating to match rating of wall or floor/ceiling as rated under UL File R9658.

3.6 ESCUTCHEONS:

- A. Where pipes passing through floors, walls or ceiling exposed to view in finished areas, provide pressed steel split plates which cover the opening and fit snugly to pipe.

3.7 COORDINATION:

- A. All interlock and signal wiring runs to the annunciator panel will be furnished and installed and as part of the Electrical Work.
- B. This contractor shall provide for all switches and interlocking devices on all valves as required.

3.8 UNDERGROUND PIPING:

- A. Underground fire protection system piping shall be installed in accordance with the requirements of NFPA 24, Private Fire Service Mains and Their Appurtenances. Provide concrete thrust blocking at each change of direction of the piping and at all tees, plugs, and caps in accordance with NFPA 24. Where thrust blocking is impractical, fittings with a mechanical joint retainer gland, approved for the piping material utilized, may be used in lieu of thrust blocking.

END OF SECTION 210000



## **SECTION 211313 - WET-PIPE SPRINKLER SYSTEMS**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Installation of new sprinkler and related piping systems in new construction.

#### 1.2 WORK INSTALLED BUT SPECIFIED UNDER OTHER SECTIONS

- A. Section Fire Protection Piping: Piping and valves.

#### 1.3 WORK FURNISHED BUT INSTALLED UNDER OTHER SECTIONS

- A. Furnish sleeves to General Contractor.

#### 1.4 RELATED WORK

- A. Section 230529 - Supports and Anchors.

#### 1.5 REFERENCES:

- A. NEMA 250 - Enclosures for Electrical Equipment (1000 Volt maximum).
- B. NFPA 13R - Installation of Sprinkler Systems.

#### 1.6 SYSTEM DESCRIPTION:

- A. System to provide coverage for entire new building area.
- B. Interface system with building control system. Building fire and smoke alarm system.
- C. Provide system per NFPA 13R hazard requirement.

#### 1.7 QUALITY ASSURANCE:

- A. Design and installation to conform to NFPA 13R.
- B. Equipment and components: Bear UL FM label or marking.
- C. Specialist Firm: Company specializing and licensed in sprinkler systems.

#### 1.8 REGULATORY REQUIREMENTS:

- A. Hydraulic Calculations, Product Data, Shop Drawings: Bear stamp of approval of Fire Marshal.
- B. Indicate hydraulic calculations, detailed pipe layout, hangers and supports, components and accessories.
- C. Submit shop drawings product data hydraulic calculations to Fire Marshal. Submit proof of approval to Architect. Include check for review fee with submittal to Fire Marshal's office.

1.9 PROJECT RECORD DOCUMENTS:

- A. Submit documents under provisions of Section 017839.

1.10 OPERATION AND MAINTENANCE DATA:

- A. Submit manufacturer's operation and maintenance data under provisions of Section 017823.
- B. Include written maintenance data on components of system, servicing requirements, and record drawings.
- C. Include maintenance, inspection data, replacement part numbers and availability, and location and numbers of service depot.

1.11 DELIVERY, STORAGE, AND HANDLING:

- A. Deliver and store materials in shipping containers with labeling place under provisions of Section 016000.
- B. Provide suitable wrenches for each head type.
- C. Maintain caps in place until installation.

1.12 EXTRA STOCK:

- A. Provide extra sprinkler heads under provisions of NFPA 13R.
- B. Provide suitable wrenches for each head type.
- C. Provide storage cabinet, size and type as per NFPA-13R.

PART 2 - PRODUCTS

2.1 PIPING MATERIALS:

- A. Above Ground Inside Building Piping: Pipe diameter smaller than and up to 2" shall be Steel Schedule 40 pipe, Pipe diameters 2-1/2" and larger shall be Steel Schedule 10 or Steel

Schedule 40 pipe, As permitted by NFPA 13R.

2.2 ACCEPTABLE MANUFACTURERS - SPRINKLER HEADS:

- A. Reliable Automatic Sprinkler
- B. Viking Corp.
- C. Tyco-Fire
- D. Substitutions: Under provisions of Instruction To Bidders.

2.3 SPRINKLER HEADS:

- A. Exposed Area Type: Standard upright type with brass finish.
- B. Sidewall Type: Brass Chrome plated finish with matching escutcheon.
- C. Fusible Link: Temperature rated for specific area hazard.
- D. Guards: finish to match sprinkler head.
- E. Finished ceilings: Pendent sprinklers - concealed type with white cover plates. Unless otherwise noted on plans.

PART 3 - EXECUTION

3.1 PREPARATION:

- A. Place pipe runs to minimize obstruction to other work.

3.2 INSTALLATION:

- A. Run piping concealed above furred ceiling and in joists to minimize obstructions. Expose only heads.
- B. Coordinate sprinkler piping routing and heads with all trades.
- C. Protect sprinkler heads against mechanical injury.
- D. Include all costs of shop drawings review and approval from authorities in price.
- E. Locate outside alarm on wall of building adjacent to siamese fire department connections.
- F. Provide cabinet containing required number of spare heads as per NFPA 13R, of each type, along with wrench suitable for each type of head.

- G. Provide flow switch on leaving side of main valve and monitoring switch on main valve. Flow switch shall sense flow and sound appropriate zone of fire alarm system monitoring switch on each main valve; when valve is started to its "closed" position shall indicate trouble on appropriate zone of fire alarm system and sound local audible alarm. Wiring between flow switches and monitoring switches and fire alarm system shall be provided under electrical division.
- H. Furnish and install sprinkler zone valves and flow switches where indicated on the drawings for the zoning of the system. Each of these devices shall be connected into the fire alarm system as indicated for the main valve, including local alarming.
- I. Provide all test and drain valves as required for system per NFPA 13R.
- J. Support sprinkler piping in accordance with NFPA 13R.
- K. Provide new water service as shown on the drawings.

### 3.3 CLEANING:

- A. Flush entire piping system of foreign matter.

### 3.4 SYSTEM TESTS:

- A. Hydrostatically test entire system.
- B. Test shall be witnessed by Fire Marshal and Architect.

END OF SECTION 211313



## **SECTION 221000 - PLUMBING PIPING**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Pipe and Pipe Fittings
- B. Valves
- C. Sanitary Sewer Piping System
- D. Domestic Water Piping system
- E. Service Connections
- F. Natural Gas Piping System

#### 1.2 RELATED WORK

- A. Section 230000 - General Provisions
- B. Section 230523 - Supports and Anchors
- C. Section 230700 - Piping Insulation
- D. Section 221010 - Plumbing Specialties
- E. Section 224000 - Plumbing Fixtures and Trim

#### 1.3 REFERENCES:

- A. ANSI/ASME B16.3 - Malleable Iron Threaded Fittings Class 150 NS 300.
- B. ANSI/ASME B16.23 - Cast Copper Alloy Solder Joint Drainage Fittings - DWV.
- C. ANSI/ASME B16.29 - Wrought Copper and Wrought Copper Alloy Solder Joint Drainage Fittings - DWV.
- D. ANSI/ASME Sec. 9 - Welding and Brazing Qualifications.
- E. ANSI/ASTM B32 - Solder Metal.
- F. ANSI/ASTM C443 - Joints for Circular Concrete Sewer and Culvert Pipe, Using Rubber Gaskets.
- G. ASTM A53 - Pipe, Steel, Black and Hot-Dipped Zinc Coated, Welded and Seamless.

- H. ASTM A74 - Cast Iron Soil Pipe and Fittings.
- I. ASTM A234 - Pipe Fittings of Wrought Carbon Steel and Alloy Steel for Moderate and Elevated Temperatures.
- J. ASTM B88 - Seamless Copper Water Tube.
- K. ASTM B306 - Copper Drainage Tube (DWV).
- L. ASTM C564 - Rubber Gaskets for Cast Iron Soil Pipe and Fittings.
- M. AWS A5.8 - Brazing Filler Metal.
- N. AWWA C601 - Standard Methods for the Examination of Water and Waste Water.
- O. CISPI 301 - Cast Iron Soil Pipe and Fittings for Hubless Cast Iron Sanitary System.
- P. CISPI 310 – Standard for cast iron couplings
- Q. LSPC – The latest addition of the Louisiana State Plumbing Code.

#### 1.4 QUALITY ASSURANCE:

- A. Valves: Manufacturer's name and pressure rating marked on valve body.
- B. Welding Materials and Procedures: Conform to ASME Code and applicable state labor regulations.
- C. Welders Certification: In accordance with ANSI/ASME Sec. 9. ANSI/AWS D 1.1.
- D. Cast iron pipe and fittings shall be marked with CISPI's collective trademark.

#### 1.5 SUBMITTALS:

- A. Submit shop drawings and product data under provisions of Section 013000.
- B. Include data on pipe material, pipe fittings, valves and accessories.

#### 1.6 WATER PIPE AND FITTING MATERIALS STANDARD

- A. Plastic Water Pipe and Fittings
  - 1. ABS and PVC Plastic Tubular Fittings: ASTM F 409, ANSI/NSF 24, ANSI/NSF 14
  - 2. Joints for IPS PVC pipe using solvent cement: ASTM D 2672
  - 3. Chlorinated poly (vinyl chloride) (CPVC) plastic pipe, Schedule 80, 2" and under: ASTM F 441, listed
  - 4. Chlorinated poly (vinyl chloride) (CPVC) plastic pipe (SDR-PR): ASTM F 442
  - 5. CPVC Pipe and fittings: ASTM D 2846, Listed
  - 6. Cross-linked Polyethylene/Aluminum/Cross-linked Polyethylene (PEX-AL-PEX) pressure pipe and fittings: ASTM F 1281

7. Cross-linked Polyethylene (PEX) plastic hot and cold water distribution system: ASTM F 877, Listed
8. Cross-linked Polyethylene (PEX) tubing: ASTM F 876
9. Cross-linked Polyethylene (PEX) tubing systems for pressure: CAN/CSA-B137.5M89, listed
10. Flexible Elastomeric pressure joints: ASTM D 3139, See 303.8
11. Metal insert fittings for PB tubing: ASTM F 1380
12. Polyethylene/Aluminum/Polyethylene (PE-AL-PE) pressure pipe and fittings: ASTM F 1282
13. Polyethylene pipe and tubing (PE) Number 2305, 2306, 3306, 3406, 3408: ASTM D 2104, ASTM D 2239, ASTM D 2737, Listed, See 303.8.2
14. Poly (vinyl chloride) (PVC) plastic pipe fittings, Schedule 40: ASTM D 2466
15. Pressure rated ABS-fittings: ASTM D 2468, Listed
16. Pressure rated ABS-pipe Number 1210, 2112, 1316: ASTM D 1527, ASTM D 2282, Listed, See 303.8.2
17. PVC injection molded gasketed fittings for pressure applications: CAN/CSA-B137.2-M89, Listed
18. PVC Pipe, Number 1120, 1220: ASTM D 1785, ASTM D 2241, listed, See 303.8.2
19. PVC socket-type fittings, Schedule 80: ASTM D 2467, listed
20. Socket-type chlorinated poly (vinyl chloride) (CPVC) plastic pipe fittings, Schedule 80, 2" and under: ASTM F 439, listed
21. Threaded chlorinated poly (vinyl chloride) (CPVC) plastic pipe fittings, Schedule 80, 2" and under: ASTM F 437, listed

B. Ferrous Water Pipe and Fittings

1. Cast Iron fittings (threaded): ASTM A 126
2. Cast iron pipe (threaded): ANSI A40.5
3. Cast iron water pipe: ASTM A377
4. Ductile-iron water pipe: ANSI/AWWA C 151/A 21.51
5. Ductile-iron water fittings: ANSI/AWWA C 110/A 21.10
6. Malleable iron fittings (threaded): ASTM A 197
7. Nipples pipe (threaded): FS WW-N-351a
8. Stainless steel water pipe Grade H: ASTM A 268, See 303.8.4
9. Steel couplings, threaded, black and galvanized: ASTM A 865
10. Steel pipe black and galvanized: ASTM A 53
11. Welded and seamless steel pipe: ASTM A 53

C. NonFerrous Pipe and Fittings

1. Cast bronze fittings for flared copper tube: ANSI B16.26
2. Cast bronze threaded fittings: ASME B16.15
3. Cast bronze solder-joint pressure fittings: ANSI B16.18
4. Cast copper alloy fittings for flared copper tubes: ASME B 16.26
5. Pipe flanges and flanged fittings: ANSI B16.5
6. Seamless brass tube: ASTM B 135
7. Seamless copper pipe: ASTM B 42
8. Seamless copper tube: ASTM B 75
9. Seamless copper water tube types K, L, & M: ASTM B 88
10. Seamless red brass pipe: ASTM B 43
11. Seamless and welded copper distribution tube (type D): ASTM B 641
12. Threadless copper pipe (TP): ASTM B 302

13. Welded brass tube: ASTM B 587
14. Welded copper tube: ASTM B 447
15. Welded copper alloy UNS # C21000 water tube: ASTM B 642
16. Wrought copper and copper-alloy solder-joint pressure fittings: ASME B 16.22 for copper water tube
17. Wrought seamless copper and rectangular copper-alloy pipe and tube: ASTM B 251, square and tubing not applicable
18. Valves-flanged threaded, and welding end: ANSI B 16.34

D. Backflow Prevention Devices Materials Standard

1. Air gap standards: ASME A112.1.2
2. Backflow preventers, double check valve assembly: ASSE 1015, ANSI/AWWA C510
3. Backflow preventers with intermediate atmospheric vent: ANSI/ASSE 1012
4. Backflow preventers, double check detector assembly: ANSI/ASSE 1048
5. Backflow preventers, hose connection: ANSI/ASSE 1052
6. Backflow preventers, reduced pressure detector assembly: ANSI/ASSE 1047
7. Backflow preventers, reduced pressure principle assembly: ANSI/AWWA C511, ASSE 1013
8. Dual check valve type backflow preventer: ASSE 1032, for carbonated beverage dispensers-post mix type
9. Field test procedures for backflow preventer assemblies: ASSE 5010
10. Manual for the selection, installation, maintenance, and field testing of backflow prevention devices: CAN/CSA B64.10
11. Vacuum breakers, Anti-Siphon, pressure type assembly (outdoor use): ASSE 1020
12. Vacuum breakers-atmospheric pipe applied: ANSI/ASSE 1001
13. Vacuum breakers, back siphonage, pressure type assembly (spill resistant): ANSI/ASSE 1056
14. Vacuum breakers, hose connections: ANSI/ASSE 1011
15. Vacuum breakers, laboratory faucet: ANSI/ASSE 1035
16. Vacuum breaker wall hydrants, fronts resistant automatic draining: ASSE 1019
17. Water closet flush tank fill valves (ballcocks): ASSE 1002

E. Valves Material Standards

1. Valves, bronze gate: MSS SP-80
2. Valves, cast iron gate: ASTM A 126
3. Valves, ball: MSS SP-72, MSS SP-110
4. Valves, resilient-seated gate: ANSI/AWWA C509

F. Temperature Control Device Standards

1. Individual shower control valves, anti-scald: ASSE 1016
2. Temperature actuated mixing valves for primary domestic use: ASSE 1017
3. Water supply valves, mixing valves and single control mixing valves: ASSE 1029

G. Potable Water Piping

1. All potable water pipes, pipe related products, and materials that join or seal pipes conform to ANSI/NSF 61.

1.7 DRAINAGE SYSTEM MATERIALS STANDARDS

A. NonMetallic Piping

1. Concrete drain tile: ASTM C 412
2. Concrete perforated: ASTM C 444
3. Concrete reinforced culverts: ASTM C 76, for storm drains only
4. Concrete reinforced sewer pipe: ASTM C 361, for storm drains only
5. Concrete sewer pipe: ASTM C 14, for storm drains only
6. Sewer manholes: ASTM C 478
7. Concrete (steel cylinder type): FS SS-P-381

B. Plastic Pipe and Fittings

1. Coextruded composite pipe: ASTM F 1488, See 303.8.3, 303.8.5, 704.1, 1101.5, 1103.2, 1103.4
2. Coextruded composite drain, waste, and vent pipe (DWV): ASTM F 1499, See 303.8.3, 303.8.5, 704.1, 1101.5, 1103.2, 1103.4
3. Coextruded PVC plastic pipe: ASTM F 891, See 303.8.3, 303.8.5, 704.1, 1101.5, 1103.2, 1103.4
4. Flexible elastomeric non-pressure joints: ASTM D 3212, See 303.8
5. Large diameter ribbed PVC sewer pipe and fittings: CAN/CSA-B182.4
6. Polyolefin laboratory drainage systems: CAN/CSA-B181.3
7. PVC-DWV pipe and fittings: ASTM D 2665, listed, See 303.8.3
8. Type PS 46 and type PS 115 sewer pipe (for outside building sewers, storm drains): ASTM F 789, See 704.1, 1101.4, 1103.2, 1103.4, ASTM D 2321, installation
9. Type PSM PVC sewer pipe and fittings (for outside building sewers, storm drains, and storm sewers): ASTM 3034, See 704.1, 1101.5, 1103.2, 1103.4, ASTM D 2321, installation
10. Type PSP PVC sewer pipe and fittings (for outside building sewers, storm drains, and storm sewers): ASTM D 2321, Installation
11. All plastic piping pipes, plastic plumbing piping components and related materials shall be listed as conforming with ANSI/NSF Standard 14.

C. Ferrous Pipe and Fittings

1. Cast iron soil pipe and fittings: ASTM A 74, CISPI HS
2. CI NO-HUB pipe and fittings: ASTM A 888, CISPI Std. 301
3. Ductile-iron gravity sewer pipe: ASTM A 746
4. Hubless cast iron sanitary system: CISPI Std. 310
5. Manhole top frames and covers: ASTM A 48

D. NonFerrous Pipe and Fittings

1. Cast copper alloy solder-joint drainage fittings: ASME B 16.23, for plumbing drainage waste and vents
2. Cast copper alloy solder-joint fittings for solvent drainage systems: ANSI B 16.32
3. Copper drainage tube DWV: ASTM B 306
4. Welded copper and copper alloy heat exchanger tube: ASTM B 543
5. Wrought copper and wrought copper alloy solder-joint drainage fittings for plumbing drainage waste and vents: ASME B 16.29
6. Wrought copper and wrought copper alloy solder-joint fittings for solvent drainage systems: ANSI B 16.43

E. Glass pipe

1. Borosilicate glass pipe and fittings for DWV applications: ASTM C 1053

## PART 2 - PRODUCTS

### 2.1 SANITARY SEWER PIPING - BURIED BEYOND 5 FEET OF BUILDING:

- A. Schedule 40 PVC/DWV  
Fittings: Same as piping  
Joints: Solvent welded

### 2.2 SANITARY SEWER PIPING - BURIED WITHIN 5 FEET OF BUILDING:

- A. Schedule 40 PVC/DWV  
Fittings: Same as piping  
Joints: Solvent welded

### 2.3 SANITARY SEWER PIPING, ABOVE GRADE:

- A. Schedule 40 PVC/DWV  
Fittings: Same as piping  
Joints: Solvent welded

### 2.4 WATER PIPING, ABOVE GRADE: Exterior water piping buried beyond 5' of building to be schedule 40 PVC.

- A. Copper Tubing: ASTM B88, Type L, hard drawn.  
Fittings: ANSI/ASME B16.18, cast bronze solder-joint pressure fittings, or ANSI/ASME B16.22, wrought copper.
- B. All potable water pipes, pipe related products and materials that join or seal pipes and pipe related products shall be evaluated and listed as conforming with a national consensus product or material standard and ANSI/NSF Standard 61.

### 2.5 WATER PIPING, TRAP PRIMERS: Piping for trap primer piping below slab only.

- A. Soft Copper Tube: ASTM B 88, Types K and L, water tube, annealed temper.

### 2.6 NATURAL GAS PIPING, BURIED BEYOND 5 FEET OF BUILDING:

- A. Polyethylene Pipe: ASTM D2513, SDR 11.5.  
Fittings: ASTM D2683 to ASTM D2513, socket type.  
Joints: Fusion welded.

### 2.7 NATURAL GAS PIPING, ABOVE GRADE:

- A. Steel Pipe: ASTM A53 or A120, Schedule 40, black.  
Fittings: ANSI/ASME B16.3, malleable iron, or ASTM A234, forged steel welding type.  
Joints: Screwed for pipe two (2) inches and under; ANSI/AWS D1.1 welded, for pipe over two (2) inches. All gas piping run in a concealed space shall be welded.

## 2.8 FLANGES, UNION, AND COUPLINGS:

- A. Pipe Size two (2) Inches and Under: 150 psig malleable iron unions for threaded ferrous piping; bronze unions for copper pipe, solder joints.
- B. Pipe Size Over two (2) Inches: 150 psig forged steel slip-on flanges for ferrous piping; bronze flanges for copper piping; neoprene gaskets for gas service.
- C. Dielectric Connections: Unions with galvanized or plated steel threaded end, copper solder end, water impervious isolation barrier.

## 2.9 GATE VALVES

- A. Up to two (2) Inches: Bronze body, non-rising or rising stem and handwheel, inside screw, single double wedge or disc, solder or threaded ends. Nibco Model 113 Series, Crane Model 438 Series, Powell Model 2700, Hammond 2B 617.
- B. Over two (2) Inches: Iron body, bronze trim, non-rising or rising stem and handwheel, OS&Y, single wedge, flanged ends. Red and White 415/421, NIBCO F619/F617, Crane 461/465 ½.

## 2.10 GLOBE VALVES:

- A. Up to 2 Inches: Bronze body, rising stem and handwheel inside screw, renewable composition disc, solder screwed ends, with backseating capacity. Nibco Model 211 Series, Crane Model 1 Series, Powell Model 150, Hammond 1.413, Red White 211/212.
- B. Over 2 Inches: Iron body, bronze trim, rising stem and handwheel, OS&Y, plug-type disc, flanged ends. Red and White Fig 400 or NIBCO F718-B, Crane 35.

## 2.11 BALL VALVES:

- A. Up to 2 Inches: Bronze or stainless steel body, stainless steel ball, teflon seats and stuffing box ring, lever handle and balancing stops, solder threaded ends with union. Nibco Model 580 Series, Crane Model 2330 Series, Red White 5092/5095.
- B. Over 2 inches: Cast steel body, chrome plated steel ball teflon seat and stuffing box seals, lever handle or gear drive handwheel for sizes 10 inches and over, flanged.

## 2.12 BUTTERFLY VALVES:

- A. Iron body, bronze disc, resilient replaceable seat for service to 180-degrees F, or lug end butterfly, 10 position over handle or infinite position lever handle with memory stop.

2.13 SWING CHECK VALVES:

- A. Up to 2 inches: Bronze 45 degree swing disc, solder or screwed ends. Nibco Model 413 Series, Crane Model 37 Series, Red White 236/237.
- B. Over 2 inches: Iron body, bronze trim, 45 degrees swing disc, renewable disc and seat, flanged ends. Red White 435, Nibco F918, Crane 373.

2.14 SPRING LOADED CHECK VALVES:

- A. Iron body, bronze trim, spring loaded, bronze disc, wafer.
- B. Red White 442, Nibco W920W, Stockham W6-970.

PART 3 - EXECUTION

3.1 PREPARATION:

- A. Ream pipe and tube ends. Remove burrs. Bevel end Ferrous pipe.
- B. Remove scale and dirt, on inside and outside, before assembly.
- C. Prepare piping connections to equipment with flanges or unions.

3.2 INSTALLATIONS:

- A. Provide non-conducting dielectric connections wherever jointing dissimilar metals.
- B. Route piping in orderly manner 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.
- E. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- F. Provide clearance for installation of insulation and access to valves and fittings.
- G. Provide access where valves and fittings are not exposed.
- H. Slope water piping and arrange to drain at low points.
- I. Establish elevations of buried piping outside the building to insure not less than 3 feet of cover.
- J. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc rich primer to welding.



- K. Prepare pipe, fittings, supports, and accessories not prefinished, ready for finish painting.
- L. Establish invert elevations, slope all drainage piping 4 inches and larger to 1/8 inch per foot minimum. All drainage piping 3 inches and smaller shall be sloped to 1/4 inch per foot minimum.
- M. Install bell and spigot pipe with bell end upstream.
- N. Install valves with stems upright or horizontal, not inverted.
- O. Provide one plug cock wrench for every ten plug cocks sized 2 inches and smaller, minimum of one. Provide one plug cock wrench for each plug cock sized 2-1/2 inches and larger.
- P. In pipe 3 – inch nominal diameter of less, cleanouts shall be located at not more than 50ft.intervals
- Q. In pipe 4 – inches nominal diameter through 6 inches nominal diameter, cleanouts shall be located at not more than 80ft. intervals
- R. Each building drain shall be provided with a cleanout within 6ft. of the junction of the building drain and building sewer.

### 3.3 APPLICATION:

- A. Grooved mechanical couplings and fasteners not allowed.
- B. Install unions downstream of valves and at equipment or apparatus connections.
- C. Install brass male adapters each side of valves in copper piped system. Sweat solder adapters to pipe. All joints in potable lines to be lead free.
- D. Install gate, ball, butterfly valves for shut-off and to isolate equipment, part of systems, or vertical risers.
- E. Install globe, ball, butterfly valves for throttling, bypass, or manual flow control services.
- F. Provide spring loaded check valves on discharge of water pumps.

### 3.4 TEST

- A. Upon completion of the domestic water piping system, it shall be tested and proved tight under a water pressure not less than 200 psi. The water used for testing shall be obtained from a potable source of supply. This pressure test shall be performed before the disinfection of the domestic water piping system is started. This test shall conform to the Louisiana State Plumbing Code
- B. Upon completion of the sanitary sewer piping system the contractor shall perform a water test to prove that the system is tight and with out leaks. No section of the piping system shall be tested with less than 10 ft head of water. The pressure shall be kept on the system for a time no less that 1 hour. This test shall conform to the Louisiana State Plumbing Code.

- C. Upon completion of the sanitary vent piping system the contractor shall perform a pressure test to prove that the system is tight and is with out leaks. This test shall conform to the Louisiana State Plumbing Code.
- D. All Gas piping shall be tested in accordance to NFPA 54.
- E. Prior to any test, the contractor shall notify the Architect in writing a minimum of 5 business days, the date and time the test will take place. No exceptions. After the completion of the test but before the building is substantially complete the contractor shall submit a written report with the following information for each test performed.
  - 1. Project Name
  - 2. Project Location
  - 3. Plumbing Contractor Name, Address and Contact Information
  - 4. Identification of test performed.
  - 5. Time and Date test was started
  - 6. Time and Date test was completed.

### 3.5 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM:

- A. Prior to starting work, verify system is complete, flushed and clean.
- B. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the health authority or water purveyor having jurisdiction or, in the absence of a prescribed method, the procedure described in either AWWA C651 or AWWA C652, or as described in this section. This requirement shall apply to "onsite or in-plant" fabrication of a system or to a modular portion of a system.
  - 1. The pipe system shall be flushed with clean, potable water until dirty water does not appear at the points of outlet.
  - 2. The system or part thereof shall be filled with a water/chlorine solution containing not less than 50 parts per million (50 mg/L) of chlorine, and the system or part thereof shall be valved off and allowed to stand for 24 hours; or the system or part thereof shall be filled with a water/chlorine solution containing not less than 200 parts per million (200 mg/L) of chlorine and allowed to stand for 3 hours.
  - 3. Following the required standing time, the system shall be flushed with clean potable water until the chlorine is purged from the system.
  - 4. The procedure shall be repeated where shown by a bacteriological examination that contamination remains present in the system.
- C. Prior to the disinfection of the domestic water piping system the contractor shall inform the architect in writing the date and time the disinfection will take place. After the completion of the disinfection of the domestic water piping system but before the building is substantially completed the contractor shall submit a written report with the following information.
  - 1. Project Name
  - 2. Project Location
  - 3. Plumbing Contractors Name, Address, and contact information
  - 4. Chemicals used in the disinfection process.
  - 5. Time and Date disinfection process was started

6. Time and Date disinfection process was completed

3.6 SERVICE CONNECTIONS:

- A. Provide new sanitary sewer services and tie into existing as shown on plans. Before commencing work check invert elevations required for sewer connections, confirm inverts and ensure that these can be properly connected with slope for drainage and cover to avoid freezing. Contractor to tie in existing services as shown on drawings.
- B. Tie domestic water into existing services as shown on drawings. Provide sleeve in wall for service main and support at wall with reinforced concrete bridge. Caulk enlarged sleeve and make watertight with pliable material. Provide 18-gauge galvanized sheet metal sleeve around service main to 6 inches above floor and 6 feet minimum below grade. Size for minimum of 2 inches of loose batt insulation stuffing. Contractor shall utilize and tie in existing water lines as indicated on the drawings.
- C. Tie new gas service into existing onsite. Coordinate connection with gas service provider.

END OF SECTION 221000



## **SECTION 224000 - PLUMBING FIXTURES AND TRIM**

### PART 1 – GENERAL

#### 1.1 SECTION INCLUDES

- A. Plumbing Fixtures and Trim

#### 1.2 RELATED WORK

- A. Section 230000 - General Mechanical
- B. Section 221000 - Plumbing Piping
- C. Section 221010 - Plumbing Specialties

#### 1.3 SUBMITTALS

- A. Furnish and install plumbing fixtures as shown on the accompanying drawing and in accordance with the approved rough-in drawings. This will include service sinks, lavatories, water closets, urinals, etc., with all brass in connection with supply tubing, traps, escutcheons, stop and basin cocks, etc. All fixtures shall be new and must be delivered to the building properly crated and in perfect condition.
- B. All brass must be best quality. All brass pipe to be seamless brass tubing and all fixture traps shall be heavy with C.O. plugs. Nipples shall be extra heavy. Lightweight goods will not be accepted. All exposed metal on fixtures shall be C.P. or Chromard. All "P" traps shall be complete with cleanout plug.
- C. Contractor shall submit in his fixture brochure for approval, a rough-in sheet of each fixture and indicate any variation required for the fixtures. Fixtures are to be roughed-in in accordance with these approved rough-in sheets and anchored so that piping cannot be moved.

#### 1.4 JOB CONDITIONS

- A. Check millwork shop drawings. Conform location and size of fixtures and openings before rough-in and installation.

### PART 2 – PRODUCTS – see plans

### PART 3 – EXECUTION

#### 3.1 INSTALLATION

- A. Install furnish and install all plumbing fixtures and accessories according to manufacturer's instruction and according to national, state and local codes governing the various systems. Carefully review the Architectural floor plans and millwork details to determine exact number of all fixtures, outlets, and accessories required. Coordinate all fixtures, outlets, drains, accessories, etc., prior to submitting shop drawings.
- B. Install each fixture in accordance with rough-in drawings as per manufacturers' recommendations. At completion thoroughly clean plumbing fixtures and equipment. Anchor fixtures rigidly; anchor piping in walls so that piping cannot be moved.
- C. Provide chrome plated rigid or flexible supplies to fixtures with stops, reducers and escutcheons.
- D. Solidly attach floor water closets to floor with lag screws and finishing caps.
- E. Install each fixture with trap, easily removable for servicing and cleaning.
- F. All fixtures supplied with domestic water, hot or cold, shall be installed with integral stops on all supply lines.
- G. Mount fixtures to the following heights above finished floor:
  - 1. Water Closets:
    - a. Standard 15" to top of bowl rim
    - b. Handicapped 18" to top of seat
  - 2. Urinal:
    - a. Standard 22" to top of bowl rim
  - 3. Lavatories:
    - a. Handicapped 34" to top of basin rim
  - 4. Water Closet Flush Valves:
    - a. Standard 11" min. above bowl rim'
- H. Contractor shall caulk all joints at walls and floors with plumbing fixtures.
- I. Contractor shall provide approved ADA drain and water line insulation covers on all exposed services for lavatories and sinks. Truebro Lav Guard.

### 3.2 FIXTURE ROUGH-IN SCHEDULE:

- A. Rough-in fixture piping and size connections shall be in accordance with the following table of minimum sizes for particular fixtures unless noted different on the drawing:

PLUMBING FIXTURE ROUGH-IN SCHEDULE				
DESCRIPTION	C.W.	H.W.	WASTE	VENT
WATER CLOSET (TANK)	1/2"	—	4"	3"
WATER CLOSET (FLUSH VALVE)	1"	--	4"	3"
URINAL (FLUSH VALVE)	3/4"	--	2"	1-1/2"
LAVATORY	1/2"	--	2"	1-1/2"

SERVICE SINK	1/2"	1/2"	3"	2"
ELECTRIC WATER COOLER	1/2"	--	2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
HOSE BIBB	3/4"	--	--	--
2" FLOOR DRAIN	--	--	2"	1-1/2"
3" FLOOR DRAIN	--	--	3"	2"
3" HUB DRAIN	--	--	3"	2"

WATER PIPE SIZING TABLE

UNLESS SHOWN OTHERWISE, DOMESTIC WATER LINES SHALL RUN CONCEALED OVERHEAD AS DESIGNATED IN PLUMBING FIXTURE SCHEDULE AND BE SIZED ACCORDING TO TABLE BELOW.

PLANS AND RISER DIAGRAMS DO NOT NECESSARILY SHOW ALL PIPING RUNS. INSTALL A FACTORY SHOCK ABSORBER AT TOP OF EACH FIXTURE GROUP AND ALSO AT WATER HEATERS.

<u>NUMBER OF FIXTURES*</u>	<u>PIPE SIZE (IPS)</u>
2 OR LESS	1/2"
3 TO 5	3/4"
6 TO 10	1"
11 TO 15	1-1/4"
16 TO 28	1-1/2"

\*FLUSH VALVE WATER CLOSET IS EQUIVALENT TO SIX (6) FIXTURES SIZES INDICATED ABOVE ARE MINIMUM SIZES TO BE USED UNLESS OTHERWISE STATED

END OF SECTION 224000





## **SECTION 230000 - GENERAL MECHANICAL**

### PART 1 - GENERAL CONDITIONS

#### 1.1 WORK INCLUDED

- A. The general conditions of the general specifications are made a part of these specifications and apply the same as if attached hereto. The contractor should, before bidding, read and thoroughly understand all general conditions, priority and scheduling.

#### 1.2 SCOPE OF WORK

- A. This section calls for the furnishing of labor, materials, equipment, and all the services, and of performing all operations required for the complete mechanical systems as hereinafter specified and/or shown on the accompanying drawings.

#### 1.3 GENERAL REQUIREMENTS

- A. Contractor shall install his work to meet the existing conditions as found at buildings and property, and to accommodate work of other trades. This contractor shall be responsible for timely placing of sleeves in forms before concrete is poured. Cooperate with the general contractor and place pipes and ducts in floors, walls, furred spaces, etc., so there will be no delay. Sheet metal or iron pipe sleeves shall be provided for pipes passing through floors, wall or partitions.
- B. Contractor shall furnish and properly install materials, devices, equipment, insulation, controls, appurtenances, etc., mentioned in these specifications and/or shown on plans or required to make a complete and satisfactory installation in working order whether fully shown or not.
- C. Contractor should visit the site and acquaint himself thoroughly with conditions governing installation of his work.
- D. All other plans shall be checked in relation to these plans so that all conditions will be furnished and installed in this contract to provide complete and satisfactory systems.

#### 1.4 LAWS, RULES, REGULATIONS, FEES, ETC.

- A. The entire mechanical work shall comply with rules and regulations of the local and state authorities having jurisdiction including the State Fire Marshal and the State Board of Health. All modifications required by the said authorities at any time shall be made by the mechanical contractor without additional charge. In cases where alterations to or deviations from this specification and accompanying plans are required by the authorities, contractor shall report same to the Architect and obtain his approval before work is started.

## 1.5 DRAWINGS

- A. Plans and detail sketches are submitted to limit, explain, and define structural conditions, specified requirements, pipe sizes, and manner of erecting work. Structural or other conditions may require certain deviations from manner of installation shown, and such deviations shall be made as required, but specified sizes and requirements necessary for satisfactory operation shall remain unchanged.
- B. It may be necessary to shift or to change routing of ducts and or piping and this shall be done, but such changes must be referred to Architect for approval before proceeding. Extra charges will not be allowed for these changes.
- C. Typical details are shown on plans, and in any cases where Contractor is not certain about the method of installation of this work, he shall ask for details, lack of details will not be an excuse for improper installation.
- D. Contractor bidding on this portion of the work must be fully experienced in installations of equal size, complexity and quality. In bidding, he acknowledges that he fully understands the scope of the work and design and has the ability, for the contract price to assemble and install the equipment, piping, and ductwork shown or specified, so as to mold same into a satisfactory workable system and arrangement, without responsibility for capacities and sizes set by these documents.
- E. Contractor shall recognize that the amount of information and detail that could be provided in Contract Documents is limitless and could extend into every minute detail, step, sequence, and operation to a point where only workmen would be required, without drawing on ability experience, and ingenuity of the Contractor.

## 1.6 MATERIALS

- A. Where directed by the Architect, Contractor shall submit sample for approval before proceeding.

## 1.7 STANDARDS

- A. In general, standards for products and workmanship shall be as described in each individual section.
- B. The standards referred to, except as modified in these specifications shall have full force and effect as though printed in these specifications. These standards are not furnished to bidders for the reason that the manufacturers and trades involved are assumed to be familiar with their requirements. The Architect will furnish, upon request, information as to how copies of the standards referred to may be obtained.
- C. Notwithstanding any reference in this section of the specifications to any article, device, product, material, fixture, form or type of construction by name, make or catalogue number, such references shall be interpreted as establishing a standard of quality and shall not be construed limiting competition and the Contractor in such cases, may at his option, use any article, device, product, material, fixture, form or type of construction which in the judgment of the Architect, expressed in writing, is equal to that specified.

1.8 MATERIALS SPECIFIED OR SUBSTITUTED (Prior Approvals)

- A. Refer to Instructions to Bidders.

1.9 SHOP DRAWINGS

- A. Before proceeding with the work, contractor shall make complete shop and working drawings of such apparatus or connections as directed by the Architect and/or hereinafter specified. These drawings shall show construction details and dimensions of each piece of equipment so drawn.
- B. Architects approval of shop drawings shall not relieve the Contractor from responsibility of incorrectly figured dimensions or any other errors in these drawings or specified even though approved by the Architect, shall not relieve this Contractor from furnishing and erecting same.
- C. Ten (10) sets of prints of shop drawings shall be submitted to Architect for approval. These prints shall be supplied as part of this contract. Submit all shop drawings at the same time or as soon as practical after award of the contract. No separate items will be accepted.
- D. Where laws or local regulations provide that certain accessories such as gauges, thermometers, relief valves and parts be installed on equipment, it shall be understood that such accessories shall be furnished if no specific reference to them is made in the specifications.

1.10 CUTTING AND PATCHING

- A. All cutting necessary for this work will be done by this Contractor at his own expense, but all patching shall be done by the General Contractor. No beams or joists shall be cut without prior approval of Architect. After initial resurfacing has been done any further cutting, patching or painting shall be done at the expense of this Contractor.

1.11 INTERFERENCES

- A. The drawings are generally diagrammatic and this Contractor shall harmonize his work with that of the different trades so that interferences of the different equipment, piping, etc., shall be installed so as to function properly. In the case where interference develops, the Architect is to state which equipment, piping, etc., is to be relocated regardless of which item was first installed.

1.12 EXCAVATION AND BACKFILL

- A. This Contractor shall do all excavating required to lay the specified services and after same have been laid, he shall do all backfilling to the satisfaction of all parties concerned and shall cart away from the premises all unnecessary dirt, rubbish, etc., as directed. Backfill shall be well tamped. All backfill shall be done according to the "Compaction And Backfill" section of these specifications.

1.13 SPACE REQUIREMENTS

- A. Contractor shall check all plans pertaining to this job so as to be fully aware of the space limitations for all various items of equipment. Equipment is not to be bid on, submitted for preliminary approval nor placed on the job if it is so bulky and large that adequate access for proper maintenance and servicing cannot be achieved in the space provided.

1.14 FOUNDATIONS AND SUPPORTS

- A. This contractor shall furnish and install foundations and supports of concrete or steel shapes for equipment requiring same, unless specifically indicated otherwise or specified.
- B. All floor mounted mechanical equipment shall be mounted on 4" high concrete housekeeping pad unless specifically shown otherwise on plans. Refer to plans for special requirements for foundations and supports.

1.15 HANGERS, ESCUTCHEONS, ETC.

- A. See Section 230529 – Supports and Anchors.
- B. Mechanical Contractor shall furnish and install all thimbles, inserts and other requirements necessary for the support of his equipment and piping. Assist and cooperate with other trades in locating and placing these items.

1.16 CEILING AND WALL ACCESS PANEL

- A. Factory made access doors and frames, prime coat finish, screw driver latch(s) of suitable size as required.
- B. Access panels in rated ceiling to have same rating as ceiling.
- C. Where valves, dampers, controls, fire dampers, smoke dampers, and detectors, reheat coils, etc. are concealed in walls or non-accessible ceilings, install factory made access doors and frames.

1.17 DUCTWORK ACCESS PANNELS

- A. Access panels in ductwork to be double wall type with insulation sandwiched in between, same insulation value as adjacent ductwork.

1.18 SIPHON PREVENTERS

- A. Furnish and install approved type siphon preventors on all equipment and fixtures in such a manner as to prevent water being siphoned back into the water supply in the event the water supply is shut off.

1.19 FLAME SPREAD PROPERTIES OF MATERIALS

- A. All materials and adhesives used for acoustical linings, jackets and insulation shall comply with requirements of NFPA 90A and 90B and UL guide # 40V.8.15. Products exceeding a flame spread rating of 25, or a smoke developed rating of 50, as determined by ASTM Test Method E-84 are prohibited. Adhesives and sealers shall be fire retardant and fire resistant when dry. Flame proofing treatments which are subject to decomposition, deterioration, or the effects of moisture are prohibited.

#### 1.20 DOMESTIC AND FIRE WATER TIE-IN

- A. Contractor shall provide any necessary meters and tap fees for domestic or fire water tie-ins to utility companies. All domestic and fire water taps shall have aboveground reduced pressure back flow preventors near the tie-in point. Coordinate with Engineer exact location.
- B. All backflow preventors shall be heat traced and insulated with 1-1/2" fiberglass insulation with water tight aluminum jacket.

#### 1.21 PROTECTION OF EQUIPMENT

- A. See individual sections for protection of equipment.
- B. This Contractor shall at all times take such precautions as may be necessary to properly protect his equipment from damage. Failure on the part of the Contractor to comply with the above to the entire satisfaction of the Architect will be sufficient cause for the rejection of the particular piece of equipment in question.

#### 1.22 TESTING

- A. All pressure lines, unless elsewhere specified, shall be tested under 150# hydrostatic pressure unless rated pressure is less for a minimum of 5 hours. Contractor shall provide valve at farthest point in line to bleed off air and for inspection.
- B. Notice shall be given the Architect before tests are made, the test is not to be drawn off pipes and pipes are not to be covered or insulated until filled pipes have been examined and testing approved by the Architect.
- C. In case of defects, they shall be made good to the satisfaction of the Architect and work retested. All such work shall be done by the Contractor with no additional expense to the Owner.
- D. Contractor shall make any other such tests as may be called for by the Architect, and all other tests so called for elsewhere in these specifications.

#### 1.23 CLEANING AND ADJUSTING

- A. Before receiving final approval from the Architect, the Contractor shall clean out all lines; adjust all valves, control equipment and other equipment. Clean all pipe and equipment and leave the entire installation in good working order. All heaters, fans, grilles, controls, etc., shall be adjusted to perform in correct and satisfactory manner, with sequences, etc.,

as called for in the specifications hereinafter specified and on plans.

1.24 PAINTING

- A. Refer to Section 099000 – Painting and Coating and 230553 – Mechanical Identification for painting requirements.

1.25 MOTORS, MOTOR STARTERS AND ELECTRICAL WORK

- A. Refer to Section 230513 - Motors.
- B. Motors shall be suitable for voltage indicated on the plans, plus or minus 10% and be designed for constant operation at 40 degrees C ambient, 65 degrees C rise for class A, 90 degrees C rise for Class B, etc. Electrical equipment furnished under this contract shall meet standards as set forth by NEMA and NEC requirements. All electrical equipment shall be UL labeled.

1.26 PARTS LIST AND INSTRUCTION MANUAL

- A. See individual sections for specific instructions.
- B. This Contractor shall deliver to the Architect three (3) copies of printed instructions relating to operating, proper maintenance and repair parts list indicating the various parts by name, number and diagram for each piece of equipment installed. Test and balance report shall also be included in parts list and instruction manual.
- C. The shop drawings, parts list, and maintenance and repair instructions shall be neatly bound in a canvas-covered notebook and turned over to the Architect before acceptance of the work.

1.27 BOILER TEST CERTIFICATES

- A. Each boiler, water heater (with a capacity equal to or greater than 50 gallons), and pressure vessels are to be inspected by a State of Louisiana certified inspector upon installation.
- B. Submit a copy of each report to the Architect and include one copy in each of the Close-out Manuals.

1.28 GUARANTEE

- A. Contractor shall guarantee materials, equipment and workmanship installed and performed under this contract for a period of one (1) year from date of the final completion and official acceptance of the contract.
- B. He shall furnish free of charge to the Owner all materials and labor necessary to comply with the above guarantee, which shall be based on defective materials and/or workmanship, and on such basis shall be responsible if a deficiency is found, for any

adjustment, replacement, or correction which may be necessary to replace the project to first class condition. This guarantee shall include refrigerant charges, but shall not include the changing of filters.

1.29 RECORD DRAWINGS

- A. The Contractor shall maintain a set of record drawings on-site throughout the construction. The record drawings shall reflect accurate dimensional record of all underground, buried, above ceiling, or otherwise concealed work.
- B. The Contractor shall maintain these record documents and keep them up-to-date daily.

END OF SECTION 230000





## **SECTION 230500 - BASIC MECHANICAL MATERIALS AND METHODS**

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes the following:
  - 1. Piping materials and installation instructions common to most piping systems.
  - 2. Dielectric fittings.
  - 3. Mechanical sleeve seals.
  - 4. Sleeves.
  - 5. Escutcheons.
  - 6. Grout.
  - 7. Mechanical demolition.
  - 8. Equipment installation requirements common to equipment sections.
  - 9. Concrete bases.
  - 10. Supports and anchorages.

#### 1.2 DEFINITIONS

- A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspace, and tunnels.
- B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.
- C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.
- D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in duct shafts.
- E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.

#### 1.3 SUBMITTALS

- A. Welding certificates.

#### 1.4 QUALITY ASSURANCE

- A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."

- B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."
  - 1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
  - 2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.
- C. Electrical Characteristics for Mechanical Equipment: Equipment of higher electrical characteristics may be furnished provided such proposed equipment is approved in writing and connecting electrical services, circuit breakers, and conduit sizes are appropriately modified. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

## PART 2 - PRODUCTS

### 2.1 PIPE, TUBE, AND FITTINGS

- A. Refer to individual Division 23 piping Sections for pipe, tube, and fitting materials and joining methods.
- B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

### 2.2 JOINING MATERIALS

- A. Refer to individual Division 23 piping Sections for special joining materials not listed below.
- B. Pipe-Flange Gasket Materials: ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch (3.2-mm) maximum thickness unless thickness or specific material is indicated.
- C. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer, unless otherwise indicated.
- D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.
- E. Brazing Filler Metals: AWS A5.8, BCuP Series or BAg1, unless otherwise indicated.
- F. Welding Filler Metals: Comply with AWS D10.12.
- G. Solvent Cements for Joining Plastic Piping:
  - 1. ABS Piping: ASTM D 2235.
  - 2. CPVC Piping: ASTM F 493.
  - 3. PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
  - 4. PVC to ABS Piping Transition: ASTM D 3138.

### 2.3 DIELECTRIC FITTINGS

- A. Description: Combination fitting of copper alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.
- B. Insulating Material: Suitable for system fluid, pressure, and temperature.
- C. Dielectric Unions: Factory-fabricated, union assembly, for 250-psig (1725-kPa) minimum working pressure at 180 deg F (82 deg C).
- D. Dielectric Flanges: Factory-fabricated, companion-flange assembly, for 150- or 300-psig (1035- or 2070-kPa) minimum working pressure as required to suit system pressures.
- E. Dielectric Couplings: Galvanized-steel coupling with inert and noncorrosive, thermoplastic lining; threaded ends; and 300-psig (2070-kPa) minimum working pressure at 225 deg F (107 deg C).
- F. Dielectric Nipples: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 300-psig (2070-kPa) minimum working pressure at 225 deg F (107 deg C).

## 2.4 MECHANICAL SLEEVE SEALS

- A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.
- B. Sealing Elements: NBR interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.
- C. Pressure Plates: Carbon steel. Include two for each sealing element.
- D. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

## 2.5 SLEEVES

- A. Galvanized-Steel Sheet: 0.0239-inch (0.6-mm) minimum thickness; round tube closed with welded longitudinal joint.
- B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.
- C. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
- D. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.
  - 1. Underdeck Clamp: Clamping ring with set screws.
- E. Molded PVC: Permanent, with nailing flange for attaching to wooden forms.
- F. PVC Pipe: ASTM D 1785, Schedule 40.

- G. Molded PE: Reusable, PE, tapered-cup shaped, and smooth-outer surface with nailing flange for attaching to wooden forms.

## 2.6 ESCUTCHEONS

- A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.
- B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.
- C. One-Piece, Cast-Brass Type: With set screw.
  - 1. Finish: Polished chrome-plated and rough brass.
- D. Split-Casting, Cast-Brass Type: With concealed hinge and set screw.
  - 1. Finish: Polished chrome-plated and rough brass.

## 2.7 GROUT

- A. Description: ASTM C 1107, Grade B, non-shrink and nonmetallic, dry hydraulic-cement grout.
  - 1. Characteristics: Post-hardening, volume-adjusting, non-staining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
  - 2. Design Mix: 5000-psi (34.5-MPa), 28-day compressive strength.
  - 3. Packaging: Premixed and factory packaged.

## PART 3 - EXECUTION

### 3.1 MECHANICAL DEMOLITION

- A. Refer to Division 1 Sections "Cutting and Patching" and "Selective Demolition" for general demolition requirements and procedures.
- B. Disconnect, demolish, and remove mechanical systems, equipment, and components indicated to be removed.
  - 1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
  - 2. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
  - 3. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
  - 4. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
  - 5. Equipment to Be Removed: Disconnect and cap services and remove equipment.

6. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
  7. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
- C. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality.

### 3.2 PIPING SYSTEMS - COMMON REQUIREMENTS

- A. Install piping according to the following requirements and Division 23 Sections specifying piping systems.
- B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.
- C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.
- D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.
- E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.
- F. Install piping to permit valve servicing.
- G. Install piping at indicated slopes.
- H. Install piping free of sags and bends.
- I. Install fittings for changes in direction and branch connections.
- J. Install piping to allow application of insulation.
- K. Select system components with pressure rating equal to or greater than system operating pressure.
- L. Install escutcheons for penetrations of walls, ceilings, and floors.
- M. Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.
- N. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch (25-mm) annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Install steel pipe for sleeves smaller than 6 inches (150 mm) in diameter.
  2. Install cast-iron "wall pipes" for sleeves 6 inches (150 mm) and larger in diameter.
  3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.
- O. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch (25-mm) annular clear space between pipe and sleeve for installing mechanical sleeve seals.
1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.
- P. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to Division 7 Section "Through-Penetration Firestop Systems" for materials.
- Q. Verify final equipment locations for roughing-in.
- R. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

### 3.3 PIPING JOINT CONSTRUCTION

- A. Join pipe and fittings according to the following requirements and Division 15 Sections specifying piping systems.
- B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
- C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.
- E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.
- F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.

2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
- G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.
  - H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.
  - I. Plastic Piping Solvent-Cement Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
    1. Comply with ASTM F 402, for safe-handling practice of cleaners, primers, and solvent cements.
    2. ABS Piping: Join according to ASTM D 2235 and ASTM D 2661 Appendixes.
    3. CPVC Piping: Join according to ASTM D 2846/D 2846M Appendix.
    4. PVC Pressure Piping: Join schedule number ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
    5. PVC Non-pressure Piping: Join according to ASTM D 2855.
    6. PVC to ABS Non-pressure Transition Fittings: Join according to ASTM D 3138 Appendix.
  - J. Plastic Pressure Piping Gasketed Joints: Join according to ASTM D 3139.
  - K. Plastic Non-pressure Piping Gasketed Joints: Join according to ASTM D 3212.
  - L. PE Piping Heat-Fusion Joints: Clean and dry joining surfaces by wiping with clean cloth or paper towels. Join according to ASTM D 2657.
    1. Plain-End Pipe and Fittings: Use butt fusion.
    2. Plain-End Pipe and Socket Fittings: Use socket fusion.
  - M. Fiberglass Bonded Joints: Prepare pipe ends and fittings, apply adhesive, and join according to pipe manufacturer's written instructions.
- ### 3.4 PIPING CONNECTIONS
- A. Make connections according to the following, unless otherwise indicated:
    1. Install unions, in piping NPS 2 (DN 50) and smaller, adjacent to each valve and at final connection to each piece of equipment.
    2. Install flanges, in piping NPS 2-1/2 (DN 65) and larger, adjacent to flanged valves and at final connection to each piece of equipment.
    3. Dry Piping Systems: Install dielectric unions and flanges to connect piping materials of dissimilar metals.
    4. Wet Piping Systems: Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals.

### 3.5 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

- A. Install equipment to allow maximum possible headroom unless specific mounting heights are not indicated.
- B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.
- C. Install mechanical equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.
- D. Install equipment to allow right of way for piping installed at required slope.

### 3.6 CONCRETE BASES

- A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions and according to seismic codes at Project.
  - 1. Construct concrete bases of dimensions indicated, but not less than 4 inches (100 mm) larger in both directions than supported unit.
  - 2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch (450-mm) centers around the full perimeter of the base.
  - 3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
  - 4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
  - 5. Install anchor bolts to elevations required for proper attachment to supported equipment.
  - 6. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
  - 7. Use 3000-psi (20.7-MPa), 28-day compressive-strength concrete and reinforcement.

### 3.7 ERECTION OF METAL SUPPORTS AND ANCHORAGES

- A. Refer to Division 5 Section "Metal Fabrications" for structural steel.
- B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor mechanical materials and equipment.
- C. Field Welding: Comply with AWS D1.1.

### 3.8 ERECTION OF WOOD SUPPORTS AND ANCHORAGES

- A. Cut, fit, and place wood grounds, nailers, blocking, and anchorages to support, and anchor mechanical materials and equipment.



- B. Select fastener sizes that will not penetrate members if opposite side will be exposed to view or will receive finish materials. Tighten connections between members. Install fasteners without splitting wood members.
- C. Attach to substrates as required to support applied loads.

### 3.9 GROUTING

- A. Mix and install grout for mechanical equipment base bearing surfaces, pump and other equipment base plates, and anchors.
- B. Clean surfaces that will come into contact with grout.
- C. Provide forms as required for placement of grout.
- D. Avoid air entrapment during placement of grout.
- E. Place grout, completely filling equipment bases.
- F. Place grout on concrete bases and provide smooth bearing surface for equipment.
- G. Place grout around anchors.
- H. Cure placed grout.

END OF SECTION 230500



## **SECTION 230529 - SUPPORTS AND ANCHORS**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Pipe and equipment hangers, supports, and associated anchors.
- B. Equipment bases and supports.
- C. Sleeves and seals.
- D. Flashing and sealing equipment and pipe stacks.

#### 1.2 RELATED WORK

- A. Section 230700 - Piping and Equipment Insulation.
- B. Section 232113 - Hydronic Piping.

#### 1.3 SUBMITTALS

- A. Submit shop drawings and product data under provisions of Section 013000 – Administrative Requirements.
- B. Indicate hanger and support framing and attachment methods.

### PART 2 - PRODUCTS

#### 2.1 ACCEPTABLE MANUFACTURER'S

- A. Fee and Mason
- B. Grinnel

#### 2.2 PIPE HANGERS AND SUPPORTS

- A. Hangers for pipe sizes 1/2 to 1-1/2 inch: Malleable iron, adjustable swivel, split ring.
- B. Hangers for pipe sizes 2 to 4 inches and cold pipe sizes 6 inches and over: Carbon steel, adjustable, clevis.
- C. Multiple or trapeze hangers: Steel channels with welded spacers and hanger rods; cast iron roll and stand for hot pipe sizes 6 inches and over.

- D. Vertical Support: Steel riser clamp.
- E. Floor support for pipe sizes 4 inches and over: Welded steel bracket and wrought steel clamp; adjustable steel yoke and cast iron roller for hot pipe 6 inches and over.
- F. Shields for insulated piping 2 inches and smaller: 18 gauge galvanized steel shield over insulation in 180 degree segments, minimum 12 inches long at pipe support.
- G. All hangers to be sized to include insulation.

## 2.3 HANGER RODS

- A. Steel Hanger Rods: Threaded both ends, threaded one end, or continuous threaded.

## 2.4 INSERTS

- A. Inserts: Malleable iron case or 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.

## 2.5 FLASHING

- A. Metal Flashing: 26 gauge galvanized steel.
- B. Lead Flashing: 5 lb./sq. ft. sheet lead for waterproofing.
- C. Caps: Steel, 22 gauge minimum, 16 gauge at fire resistant elements.

## 2.6 SLEEVES

- A. Sleeves for pipes through non-fire rated floors: Form with 18 gauge galvanized steel.
- B. Sleeves for pipes through non-fire rated beams, walls, footings, and potentially wet floors: Form with steel pipe or 18 gauge galvanized steel.

## 2.7 FABRICATION

- A. Size sleeves large enough to allow for movement due to expansion and contraction. Provide for continuous insulation wrapping.
- B. Design hangers without disengagement of supported pipe.

## 2.8 FINISH

- A. Prime coat exposed steel hangers and supports.
- B. Protect against galvanic action with dielectric unions for dissimilar metals.

## PART 3 - EXECUTION

### 3.1 INSERTS

- A. Provide inserts to General Contractor for placement in concrete formwork.
- B. Provide inserts for suspending hangers from reinforced concrete slabs and sides of reinforced concrete beams.
- C. Provide hooked rod to concrete reinforcement section for inserts carrying pipe over 4 inches.
- D. Where concrete slabs form finished ceiling, provide inserts to be flush with slab surface.
- E. Where inserts are omitted, drill through concrete slab from below and provide thru-bolt with recessed square steel plate and nut recessed into and grouted flush with slab.

### 3.2 PIPE HANGERS AND SUPPORTS

- A. Support horizontal piping as follows:

PIPE SIZE DIAMETER	MAX HANGER SPACING	MIN. HANGER
=====	=====	=====
1-1/2 TO 2 INCH	10' - 0"	3/8"
2-1/2 TO 3 INCH	10' - 0"	1/2"
4 to 6 inch	10' - 0"	5/8"
8 to 12 inch	10' - 0"	7/8"
14 to 20 inch	15' - 0"	1"
=====	=====	=====

- B. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
- C. Place a hanger within 12 inches of each horizontal elbow.
- D. Use hangers with 1-1/2 inch minimum vertical adjustment.
- E. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
- F. Support riser piping independently of connected horizontal piping.

### 3.3 EQUIPMENT BASES AND SUPPORTS

- A. Provide equipment bases of reinforced concrete as detailed on plans.
- B. Provide templates, anchor bolts, and accessories for mounting and anchoring equipment.
- C. Provide rigid anchors for pipes after vibration isolation components are installed.

### 3.4 FLASHING

- A. Provide flexible flashing and metal counterflashing where piping and ductwork penetrate weather or waterproofed walls, floors, and roofs.

END OF SECTION 230529

## **SECTION 230553 - MECHANICAL IDENTIFICATION**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Identification of all mechanical products installed under this Division.

#### 1.2 RELATED WORK

- A. Section 099000 - Painting: Identification painting.

#### 1.3 REFERENCES

- A. ANSI/ASME A13.1 - Scheme for the Identification of Piping Systems.

#### 1.4 SUBMITTALS

- A. Submit product data under provisions of Section 013000 – Administrative Requirements.
- B. Mechanical and plumbing contractors shall coordinate color codes and marking procedures.

#### 1.5 APPROVAL OF PRODUCT PRIOR TO BIDDING

- A. Refer to Instructions to Bidders, Page IB-3, Paragraph 4.3 Substitution.

### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. Color: Unless specified otherwise, conform with ANSI/ASME A13.1.
- B. Plastic Nameplates: Laminated three-layer plastic with engraved black letters on light contrasting background color.
- C. Metal Tags: Brass with stamped letters, tag size minimum 1-1/2 inch (38 mm) diameter with smooth edges.
- D. Stencils: With clean cut symbols and letters of following size:

=====		
OUTSIDE DIAMETER OF INSULATION OF PIPE	LENGTH OF COLOR FIELD	SIZE OF LETTERS

3/4" - 1-1/4"	8"	1/2"
1-1/2" - 2"	8"	3/4"
2-1/2" - 6"	12"	1-1/4"
8" - 10"	24"	2 - 1/2"
Over 10"	32"	3 - 1/2"
Ductwork & Equipment	-----	2 - 1/2"

- E. Plastic Tape Pipe Markers: Flexible, vinyl film tape with pressure sensitive adhesive backing printed markings.
- F. Underground Plastic Pipe Markers: Bright colored continuously printed plastic ribbon tape of not less than 6" wide by 4 mil thick manufactured for direct burial service.

### PART 3 - EXECUTION

#### 3.1 PREPARATION AND INSTALLATION:

- A. Degrease and clean surfaces to receive adhesive for identification material.

#### 3.2 INSTALLATION

- A. Plastic Nameplates: Install with corrosive-resistant mechanical fasteners, or adhesive.
- B. Plastic Pipe Markers: Install in accordance with manufacturer's instructions.
- C. Plastic type Pipe Markers: Install complete around pipe in accordance with manufacturer's instructions.
- D. Underground Plastic Pipe Markers: Install 6 to 8 inches (150 to 200 mm) below finished grade, directly above buried pipe.
- E. Equipment: Identify air handling units, pumps, heat transfer equipment, tanks and water treatment devices, and motor starters with plastic nameplates. Small devices, such as in-line pumps, may identified with plastic tags.
- F. Controls: Identify control panels and major control components outside panels with plastic nameplates.
- G. Valves: Identify valves in main and branch piping with tags.
- H. Piping: Identify piping, concealed or exposed, with plastic pipe markers. Tags may be used on small diameter piping. Identify service and flow direction. 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 "T", at each side penetration of structure or enclosure, and at each obstruction.

#### 3.3 PAINTING



- A. All surfaces requiring painting shall be left clean by the Mechanical Subcontractor. All painting shall be done by the General Contractor's painting Subcontractor. All exposed piping or insulation, convectors, grilles, or fans, in building or on roof will be painted. Paint pipe, equipment, hangers and accessories in Equipment Rooms including covering and foundations with two (2) coats of approved paint after thoroughly cleaning. Equipment having factory finish shall be touched up and given one (1) additional coat of machinery enamel color as selected. The above shall be done by the General Contractor. See Section 099000.
- B. All piping in all equipment rooms shall be identified with pipe markers with directional arrows. The following color code shall be followed.

LEGEND	PIPING	DIRECTIONAL MARKER	BAND COLOR BACKGROUND
Domestic Water	Green	Green	White
Domestic Hot water	Red	Red	White

NOTE: On any asphalt finished surfaces, prime with one (1) coat of aluminum paint before final color.

END OF SECTION 230553



## **SECTION 230593 - TESTING, ADJUSTING, AND BALANCING**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. All division 23 specification sections, drawings, and general provisions of the contract apply to work of this section, as do other documents referred to in this section.

#### 1.2 SCOPE OF WORK

- A. The Contractor shall obtain the services of an independent Test and Balance (TAB) Company which specializes in the testing and balancing of heating, ventilating and air conditioning (HVAC) systems to test, adjust and balance all HVAC systems in the building(s).
- B. The work included in this section consists of furnishing labor, instruments, and tools required in testing, adjusting and balancing the HVAC systems as described in these specifications or shown on accompanying drawings. Services shall include checking equipment performance, taking the specified measurements, and recording and reporting the results. The testing, adjusting and balancing agency shall act as a reporting agency; that is, list and report each piece of equipment as to identification number, manufacturer, model number, serial number, proper location, specified performance, and report actual performance of all equipment as found during testing. The report is intended to be used during the life of the building as a ready reference indicating original conditions, equipment components, etc.
- C. Representatives of the Test and Balance Company shall visit the job site during installation of the HVAC equipment, piping and ductwork as required.
- D. Upon completion of the HVAC system installation, the Test and Balance Company shall perform all required testing and balancing with the full cooperation of the Contractor and his Sub-contractors. The Contractor shall make changes and/or adjustments to the HVAC system components that are required by the Test and Balance Company to accomplish proper balancing. The TAB agency shall not supply or install any materials or balancing devices such as pulleys, drives, belts, etc. All of this work is by the Contractor and shall be performed at no additional cost to the Owner.
- E. The test and balance report complete with a summary page listing all deficiencies shall be submitted to the Architect for review by his Mechanical Engineer. If the Mechanical Engineer agrees with the report, he shall sign it and return it to the Architect. The test and balance report must be complete and must be accepted by the Mechanical Engineer prior to acceptance of the project. Any outstanding test and balance items shall be placed on the punch list and a monetary value shall be assigned to them.
- F. After all deficiencies have been corrected the Mechanical Engineer shall sign the testing and balancing report, and the Test and Balance Company shall supply four (4) copies of the final and complete report to the Architect for inclusion in the Operation and Maintenance Manuals.

- G. The items requiring testing, adjusting, and balancing include (but are not restricted to) the following:

AIR SYSTEMS

Supply Fans

Zone, Branch, & Main Ducts

Diffusers, registers, & grilles

Coils

1.3 DEFINITIONS, REFERENCES, STANDARDS

- A. All work shall be in accordance with the latest edition of the Associated Air Balance Council (AABC) National Standards or the latest standards of the National Environmental Balancing Bureau (NEBB). If these contract documents set forth more stringent requirements than the AABC National Standards or the NEBB Standards, these contract documents shall prevail.

1.4 QUALIFICATIONS

- A. Agency Qualifications: The TAB Agency shall be a current member of the AABC or the NEBB and must be in good standing with FP&C. A list of these firms shall be obtained from FP&C. Falsification of a TAB report shall be grounds for removal from the FP&C list and the firm's actions shall be reported to the appropriate certification agency. The contractor may use any FP&C approved TAB firm on a state project.

1.5 SUBMITTALS

- A. Procedures and Agenda: The TAB agency shall submit the TAB procedures and agenda proposed to be used.
- B. Sample Forms: The TAB agency shall submit sample forms, which shall include the minimum data required by the AABC National Standards or the NEBB Standards.

1.6 TAB PREPARATION AND COORDINATION

- A. Shop drawings, submittal data, up-to-date revisions, change orders, fan curves, pump curves and other data required for planning, preparation, and execution of the TAB work shall be provided when available and no later than 30 days after the Designer has returned the final approved submittal data to the Contractor.
- B. System installation and equipment startup shall be complete prior to the TAB agency's being notified to begin.
- C. The building control system (BCS) contractor shall provide and install the control system, including all temperature, pressure and humidity sensors. These shall be calibrated for accurate control. If applicable, the BCS contractor shall install all necessary computers and computer programs, and make these operational. Assistance shall be provided as required for reprogramming, coordination, and problem resolution.

- D. All test points, balancing devices, identification tags, etc., shall be accessible and clear of insulation and other obstructions that would impede TAB procedures.
- E. Qualified installation or startup personnel shall be readily available for the operation and adjustment of the systems. Assistance shall be provided as required for coordination and problem resolution.

## 1.7 REPORTS

- A. Final TAB Report - The TAB agency shall submit the final TAB report for review by the Architect. On plans provided, all outlets, devices, HVAC equipment, etc., shall be identified (including manufacturer, model number, serial number, motor manufacturer, HP, drive type, fan and motor sheaves and belt number), along with a numbering system corresponding to report unit identification. The TAB agency shall submit an AABC "National Project Performance Guaranty" (or similar NEBB Guaranty) assuring that the project systems were tested, adjusted and balanced in accordance with the project specifications and AABC National Standards (or similar NEBB Standards). The Designer shall certify his approval on the Performance Guaranty.
- B. Submit 4 copies of the Final TAB Report to the Architect for inclusion in the Operation and Maintenance Manuals.

## PART 2 - INSTRUMENTATION

- A. All instruments used for measurements shall be accurate and calibrated. Calibration and maintenance of all instruments shall be in accordance with the requirements of AABC National Standards (or similar NEBB Standards).

## PART 3 - EXECUTION

### 3.1 GENERAL

- A. The specified systems shall be reviewed and inspected for conformance to design documents. Testing, adjusting and balancing on each identified system shall be performed. The accuracy of measurements shall be in accordance with AABC National Standards (or similar NEBB Standards). Adjustment tolerances shall be + or - 10% unless otherwise stated.
- B. Equipment settings, including manual damper quadrant positions, valve indicators, fan speed control levers, and similar controls and devices shall be marked to show final settings.
- C. All information necessary to complete a proper TAB project and report shall be per AABC or NEBB standards unless otherwise noted. The descriptions of work required, as listed in this section, are a guide to the minimum information needed.
- D. TAB contractor shall cut insulation, ductwork and piping for installation of test probes to the minimum extent necessary to allow adequate performance of procedures. Upon completion, patch insulation, ductwork and housings using materials identical to those

removed. Seal insulation to reestablish integrity of the vapor barrier.

- E. TAB work shall include additional inspection and adjustment of components during the season following the initial balance to include re-balance of any items influenced by seasonal changes or as directed by the Owner.

### 3.2 AIR SYSTEMS

- A. The TAB agency shall verify that all ductwork, splitters, extractors, dampers, grilles, registers, and diffusers have been installed per design, are functional and set full open. Any leakage in the ductwork shall be repaired prior to the test. The TAB agency shall perform the following TAB procedures in accordance with the AABC National Standards or NEBB Standards:

For supply fans:

1. Fan speeds - Test and adjust fan RPM to achieve design CFM requirements.
2. Current and Voltage - Test and record motor voltage and amperage, and compare data with the nameplate limits to ensure fan motor is not in or above the service factor.
3. Pitot-Tube Traverse - Perform a Pitot-tube traverse of main supply and return ducts, as applicable to obtain total CFM. If a Pitot-tube traverse is not practical, an explanation of why a traverse was not made must appear on the appropriate data sheet.
4. Outside Air - Test and adjust the outside air on applicable equipment using a Pitot-tube traverse. If a traverse is not practical, an explanation of why a traverse was not made must appear on the appropriate data sheet. If a traverse is not practical use the mixed-air temperature method if the inside and outside temperature difference is at least 20 degrees Fahrenheit or use the difference between Pitot-tube traverses of the supply and return air ducts.
5. Static Pressure - Test and record system static pressure, including the static pressure profile of each supply fan.

For exhaust fans:

1. Fan speeds - test and adjust fan RPM to achieve design CFM requirements.
2. Current and Voltage - Test and record motor voltage and amperage, and compare data with the nameplate limits to ensure motor is not in or above the service factor.
3. Pitot-Tube Traverse - Perform a Pitot-tube traverse of main exhaust ducts to obtain total CFM. If a Pitot-tube traverse is not practical, an explanation of why a traverse was not made must appear on the appropriate data sheet.
4. Static Pressure - Test and record system static pressure, including the static pressure profile of each exhaust fan.

For zone, branch and main ducts:

1. Adjust ducts to within design CFM requirements. As applicable, at least one zone balancing damper shall be completely open. Multi-diffuser branch ducts shall have at least one outlet or inlet volume damper completely open.

For diffusers, registers and grilles:

1. Tolerances - Test, adjust, and balance each diffuser, grille, and register to within 10% of design requirements. Minimize drafts. Include required CFM, initial test CFM and final CFM.
2. Identification - Identify the type, location, and size of each grille, diffuser, and

register. This information shall be recorded on air outlet data sheets.

For coils:

1. Air Temperature - Once air flows are set to acceptable limits, take wet bulb and dry bulb air temperatures on the entering and leaving side of each cooling coil. Dry-bulb temperature shall be taken on the entering and leaving side of each heating coil.

### 3.3 ADDITIONAL TAB SERVICES

- A. Job Site Inspections: During construction, the TAB agency shall inspect the installation of pipe systems, sheet metal work, temperature controls, and other component parts of the HVAC systems as required.
- B. Verification of HVAC Controls: The TAB agency shall be assisted by the building control systems Contractor in verifying the operation and calibration of all HVAC and temperature control systems. The following tests shall be conducted:
  1. Verify that all control components are installed in accordance with project requirements and are functional, including all electrical interlocks, damper sequences, air and water resets, fire and freeze stats, and other safety devices.
  2. Verify that all controlling instruments are calibrated and set for design operating conditions.
- C. Temperature Testing: To verify system control and operation, a series of three temperature tests shall be taken at approximately two hour intervals in each separately controlled zone. The resulting temperatures shall not vary more than two degrees Fahrenheit from the thermostat or control set point during the tests. Outside temperature and humidity shall also be recorded during the testing periods.
- D. TAB Report Verification: At the time of final inspection, the TAB agency may be required to recheck, in the presence of the owner's representative, specific and random selections of data, air quantities, and air motion recorded in the certified report. Points and areas for recheck shall be selected by the owner's representative. Measurements and test procedures shall be the same as approved for the initial work for the certified report. Selections for recheck, specific plus random, will not exceed 10% of the total number tabulated in the report.

END OF SECTION 230593





## **SECTION 230700 - PIPING AND EQUIPMENT INSULATION**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Piping Insulation
- B. Jackets and Accessories
- C. Equipment Insulation
- D. Duct Insulation

#### 1.2 RELATED WORK

- A. Section 233100 - Ductwork

#### 1.3 REFERENCES

- A. ANSI/ASTM C547 - Mineral Fiber Preformed Pipe Insulation
- B. ANSI/ASTM C552 - Cellular Glass Block and Pipe Thermal Insulation.
- C. ASTM B209 - Aluminum and Aluminum Alloy Sheet and Plate
- D. ASTM E845 - Surface Burning Characteristics of Building Materials.
- E. NFPA 255 - Surface Burning Characteristics of Building Materials.
- F. UL 723 - Surface Burning Characteristics of Building Materials.

#### 1.4 QUALITY ASSURANCE

- A. Applicator: Company specializing in application of piping insulation.
- B. Materials: Flame spread/fuel contributed/smoke developed rating of 25/50/50 in accordance with ASTM E84, NFPA 255.0, UL 723.

#### 1.5 SUBMITTALS

- A. Submit product data for each application as per Section 01 30 00- Administrative Requirements.
- B. Submit manufacturer's installation instructions.

## PART 2 - PRODUCTS

### 2.1 INSULATION

- A. After all work has been tested and found to be leak free and tight, and accepted by the Architect, insulate as follows:
1. All domestic hot and cold piping above ground shall be covered with 1" thick fiberglass, molded type sectional pipe covering complete with FRJ jacket. Sections of pipe covering shall be joined together, the mastic to be buttered on only one of the two adjoining surfaces at both the Longitudinal and circumferential joints so that a complete seal at the joints is obtained. The piping insulation will be secured in place with copper wire spaced not more than 12 on center. All domestic water piping insulation shall be continuous. Contractor shall not cut insulation to fit around structural items. No exceptions.
  2. Insulate the square to round connections on each air handling unit with 3" thick 3/4 lb. density insulation board using stick pins randomly spaced 18" apart. Insulation board shall have aluminum vapor barrier.
  3. Insulate all rectangular supply, return, exhaust, and fresh air ducts with 3" thick 3/4 lb. density fiberglass insulation with reinforced aluminum vapor barrier. Seal all joints with duct tape.
  4. All round and flat oval supply air ducts shall be wrapped with 3" thick, 3/4 lb. density fiberglass insulation with reinforced aluminum vapor barrier. Seal all joints with 2" duct tape.
  5. Insulate cooling coil condensate drain lines from air handling units with 1/2" thick aerotube type insulation tied on and sealed over with tape.
  6. Insulate back of all ceiling diffusers with 3" thick fiberglass with reinforced aluminum vapor barrier.
  7. Insulate all PVC piping located in a return air plenum with 2" thick 3/4 lb. density fiberglass insulation with reinforced aluminum vapor barrier. Seal all joints with duct tape.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Install materials in accordance with manufacturer's instructions.

### 3.2 INSTALLATION

- A. Install materials in accordance with manufacturer's instructions.
- B. Continue insulation with vapor barrier through penetrations.
- C. On insulated piping with vapor barrier, insulate fittings, valves, unions, flanges, strainers, flexible connections, and expansion joints.
- D. Neatly finish insulation at supports, protrusions, and interruptions.

END OF SECTION 230700



## **SECTION 233100 - DUCTWORK**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Low pressure duct.
- B. Medium and high pressure duct.
- C. Fire and Smoke Dampers

#### 1.2 RELATED WORK

- A. Section 230523 - Supports and Anchors
- B. Section 230700 - Piping and Equipment Insulation
- C. Section 233600 - Air Terminal Units
- D. Section 233700 - Air Inlets and Outlets
- E. Section 230593 - Testing and Balance

#### 1.3 REFERENCES

- A. ASHRAE, 2009 Fundamentals, Chapter 21.
- B. ASHRAE, 2008 Equipment, Chapter 18.
- C. NFPA 90A, 90B.
- D. H.V.A.C. Duct Construction Standards - SMACNA 1995.

#### 1.4 DEFINITIONS

- A. Duct sizes: Inside clear dimensions for wrapped ducts, maintain sizes inside lining. Metal to metal sizes for internally lined ductwork.
- B. Low Pressure: Three pressure classifications: 1/2" WG positive or negative static pressure and velocities less than 2,000 fpm, 1" WG positive or negative static pressure and velocities less than 2,500 fpm and 2" WG positive or
- C. Medium Pressure: Three pressure classifications: 3 inch WG positive or negative static pressure and velocities less than 4,000 fpm, 4" WG positive static pressure and velocities greater than 2,000 fpm. 6" WG positive static pressure and velocities greater than 2,000 fpm.

## 1.5 REGULATORY REQUIREMENTS

- A. Construct ductwork to NFPA 90A and NFPA 90B Standards.
- B. Store and protect products under provisions of Section 01 60 00.
- C. Construct ductwork to International Mechanical Code Standards

## PART 2 - PRODUCTS

### 2.1 INSULATED MEDIUM AND HIGH PRESSURE FLEXIBLE DUCT

- A. Provide where indicated on drawings Flexmaster Type 4M UL181 Class I Air Duct.
- B. The duct shall be constructed of a heavy coated fiberglass cloth fabric supported by helical wound galvanized steel. The fabric shall be mechanically locked to the steel helix without the use of adhesives or chemicals.
- C. The internal working pressure rating shall be at least 12" w.g. positive and 5" w.g. negative with a bursting pressure of at least 2½ time the working pressure.
- D. The duct shall be rated for a velocity of at least 5500 feet per minute.
- E. The duct must be suitable for continuous operation at a temperature range of -20° F to +250°
- F. Factory insulate the flexible duct with fiberglass insulation. The R value shall be at least 5 minimum (R-4.2 is not acceptable) at a mean temperature of 75° F.
- G. Cover the insulation with a fire retardant metalized vapor barrier jacket reinforced with crosshatched scrim having a permeance of not greater than 0.05 perms when tested in accordance with ASTM E96, Procedure A.
- H. Maximum length to be 2'-0".

### 2.2 LOW PRESSURE DUCTWORK

- A. Furnish and install all ducts for the air conditioning, heating and ventilating systems. Ductwork shall be complete with grilles, vanes splitters, flashings, hangers, flexible connections, manual dampers, fresh air inlet louvers, reinforcing angles, transitions to equipment, etc.
- B. All low pressure ductwork (mean velocity less than 2,000 FPM and static pressure in duct 2" of water or less) shall be constructed as per SMACNA Standards, 1995 Edition, Chapter 1, and shall be of the gauge metal and reinforced as per SMACNA Standards, 1995 Edition.
- C. Flashing shall be of the same material as specified under the roofing and flashing section of these specifications, or of 16-ounce sheet copper and shall be furnished and installed around all outside openings used for ducts or fans where required. Roof flashing shall extend at least 8" above roof. Cooperate with roofing contractor when installing flashing.

- D. All duct connections to equipment shall be made with fire and mildew resistant flexible connections of canvas or other acceptable materials. Connections shall have suitable metal collar frames at each end and shall not be less than 4" long with at least 1" of slack in the connection. Flexible connections shall be heat resistant to 500 degrees F continuously.
- E. Duct dimensions shown are metal sizes. All edges shall be straight and true.
- F. All flexible connections, duct liner and adhesives shall be U.L. listed as having a maximum flame spread of 50, fuel contribution of 25 and smoke contribution of 25.
- G. This Contractor shall furnish and install in ductwork all dampers, vanes splitters, etc.. as shown on the drawings or necessary to make the system complete. Where dampers or splitters can not be accessed through lay in ceiling, Contractor shall provide lockable 24" x 24" access door. Contractor shall coordinate location with Architect.
- H. Shafts shall be marked to show position of dampers, vanes, splitters, etc.
- I. Ductwork shall be supported in accordance with SMACNA Plate No. 17 and No. 18, up to and including band iron hangers attached to duct by means of screws or rivets per hanger.
- J. Access doors shall be provided in ductwork for all automatic dampers and each manual damper 3 square feet in area or larger, and shall be so located that damper can be completely serviced through the access door. Access door shall be provided with felt gaskets and suitable hinges and locks. Where access doors occur in insulated duct, double skin insulated doors shall be used.
- K. Where square ducts are shown, provide single vane elbows as per Plate 22, Figure A, SMACNA Standards, 1995 Edition. For all ductwork over 18" provide double vane square elbow as shown in Figure C of the Plate.
- L. All low pressure ductwork joints shall be sealed with hard cast "iron grip".
- M. Flexible air duct for connections between low pressure rectangular duct and ceiling diffusers shall be pre- insulated and listed by Underwriters Laboratories under U.L Standard 181 as a Class 1 flexible air duct and complying with NFPA Standards 90A and 90B.
- N. All flex duct 45 degree and 90 degree turns shall be metal hard duct.

## 2.3 INSULATED ACOUSTICAL LOW PRESSURE FLEXIBLE DUCT

- A. The duct shall be constructed of a CPE fabric supported by helical wound galvanized steel.
- B. Provide where indicated on drawings Flexmaster Type 8M UL181 Class I Air Duct.
- C. Fabric shall be mechanically locked to the steel helix without the use of adhesives or chemicals.
- D. The internal working pressure rating shall be at least 6" w.g. positive and 4" w.g. negative with a bursting pressure of at least 2½ time the working pressure.

- E. The duct shall be rated for a velocity of at least 4000 feet per minute.
- F. The duct must be suitable for continuous operation at a temperature range of -20° F to +250°
- G. Acoustical performance, when tested by an independent laboratory in accordance with the Air Diffusion Council's Flexible Air Duct Test Code FD 72-R1, Section 3.0, Sound Properties, shall be as follows:

The insertion loss (dB) of a 10 foot length of straight duct when tested in accordance with ASTM 477, at a velocity of 2500 feet per minute, shall be at least:

Octave Band	2	3	4	5	6	7
Hz.	125	250	500	1000	2000	4000
6" diameter	7	31	40	38	40	27
8" diameter	13	29	36	35	38	22
12" diameter	21	28	29	33	26	12

The radiated noise reduction (dB) of a 10 foot length of straight duct when tested in accordance with ASTM E477, at a velocity of 2500 feet per minute, shall be at least:

Octave Band	2	3	4	5	6	7
Hz.	125	250	500	1000	2000	4000
6" diameter	5	8	7	8	11	15
8" diameter	10	7	7	8	10	13
12" diameter	9	6	6	5	9	13

The self generated sound power levels (LW) dB re 10<sup>-12</sup> Watt of a 10 foot length of straight duct for an empty sheet metal duct when tested in accordance with ASTM E477, at a velocity of 1000 feet per minute, shall not exceed:

Octave Band	2	3	4	5	6	7
Hz.	125	250	500	1000	2000	4000
6" diameter	42	31	23	18	17	21
8" diameter	41	34	27	19	18	21
12"	54	45	38	31	27	23



diameter						
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Factory insulate the flexible duct with fiberglass insulation. The R value shall be at least 5.0 at a mean temperature of 75° F. (R-4.2 is not acceptable)

- H. Cover the insulation with a fire retardant metalized vapor barrier jacket reinforced with crosshatched scrim having a permeance of not greater than 0.05 perms when tested in accordance with ASTM E96, Procedure A.
- I. Maximum length to be 3'-0  
ALL FLEX CONNECTIONS TO CEILING DIFFUSERS MUST BE FACTORY DESIGNED TO HAVE NO DIMENSIONAL CONTORTION WHEN CONNECTED TO THE DIFFUSER.

## 2.4 FIRE AND SMOKE DAMPERS

- A. Round and oval fire dampers shall be designed for high pressure duct systems.
- B. Rectangular fire dampers shall be designed for low pressure duct systems.
- C. All fire dampers must be NFPA 90A and UL approved.
- D. Furnish and install access doors in ductwork, walls, and ceilings where required to service all fire dampers, smoke dampers and detectors. All fire and smoke dampers shall be installed by the sheet metal contractor. All smoke detectors shall be furnished by the electrical Sub-contractor. Control of smoke dampers shall be coordinated with fire alarm system and building automation system.
- E. Rectangular Smoke Dampers - Louvers Dampers Inc. Model SD-400-UD or Ruskin FSD-35 tight seal parallel blade smoke dampers with low leakage and felted blades.
- F. Round and Oval Smoke Dampers - Shall be same as above but complete with welded round or oval collars. Units shall be capable of handling pressures up to 6" W.G.
- G. Smoke dampers shall be Class I rated as per UL 555.
- H. Sheet metal contractor shall provide and install all smoke dampers and actuators. Dampers shall be provided with end switches
- I. Approved Manufacturers: Pottorff, Ruskin, Price, Nailor Industries, Greenheck.

## 2.5 SPIN TAPS

- A. All round low pressure connections to rectangular ducts shall be made with a factory fabricated spin collar fitting with damper and constructed of minimum 26 ga galvanized steel. The damper shall have a 2" raised handle with a high quality locking quadrant. A 3/8" continuous rod with "U" bolts connects the damper to the rod. Nylon end bearings are required where the rod penetrates the spin collar barrel.
- B. Provide Flexmaster #FLD-B03, Dace #26 ga MSDS – CO3.

## 2.6 LOW LOSS TAP

- A. All round low pressure connections to rectangular ducts shall be made with a factory fabricated 45 degree low loss entry "shoe" tap with damper constructed of minimum 26 gage galvanized steel. The damper shall have a 2" raised handle with a high quality locking quadrant. A 3/8" continuous rod with "U" bolts connects the damper to the rod. Nylon end bearings are required where the rod penetrates the spin collar barrel.
- B. Provide Flexmaster #STOD-BO3, Dace # 26 ga STOD-C03.
- C. For medium pressure systems where used upstream of VAV terminals, the damper can be eliminated (use Flexmaster #STO or Dace 24 ga STO). Gauge shall be 24 gauge on medium pressure systems.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. See details of ductwork symbols and connections on drawing.

END OF SECTION 233100

## **SECTION 233700 - AIR OUTLETS AND INLETS**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Diffuser boots.
- B. Registers/grilles.
- C. Louvers.

#### 1.2 RELATED WORK

- A. See Mechanical Plans for wall louvers.

#### 1.3 REFERENCES

- A. ADC 1062 - Certification, Rating and Test Manual.
- B. AMCA 500 - Test Method for Louvers, Dampers, and Shutters.
- C. ANSI/NFPA 90A - Installation of Air Conditioning and Ventilating Systems.
- D. ARI 650 - Air Outlets and Inlets.
- E. ASHRAE 70 - Method of Testing for Rating the Air Flow Performance of Outlets and Inlets.
- F. SMACNA - Low Pressure Duct Construction Standard.

#### 1.4 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.

#### 1.5 REGULATORY REQUIREMENTS

- A. Conform to ANSI/NFPA 90A.

#### 1.6 SUBMITTALS

- A. Submit shop drawings and product data under provisions of Section 013000 – Administrative Requirements.

- B. Provide product data for items required for this project.
- C. Submit schedule of outlets and inlets indicating type, size, application, and noise level.
- D. 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.
- E. Submit diffuser, grille and register color data to Architect for approval.

## PART 2 - PRODUCTS

### 2.1 GENERAL

- A. See mechanical schedules and drawings for diffuser types, sizes and configuration. See architectural plans - room finish schedules for type of ceiling and wall construction.
- B. Substitutions: Under provisions of Instructions To Bidders, Page IB-3, Paragraph 4.3.

### 2.2 ACCEPTABLE MANUFACTURERS - Ceiling Diffusers

- A. Titus TMSA Series, Krueger Series 1400 Adjustable
- B. All diffusers shall have opposed blade volume dampers and adjustable horizontal to vertical four way throw operable from face of grille. All diffusers must be aluminum.

### 2.3 ACCEPTABLE MANUFACTURERS - Ceiling Exhaust Grilles

- A. Titus - Model 50F Code C 1/2" x 1/2" x 1" Cube Core, Krueger EGC-10, Nailor Industries Model 51EC
- B. All exhaust registers shall have opposed blade dampers.
- C. Grilles shall have baked enamel white finish.
- D. All dampers shall be operable from grille face.

### 2.4 ACCEPTABLE MANUFACTURERS - Ceiling Return Air Grilles

- A. Titus - 50F Code C, Krueger EGC-10, Nailor Industries
- B. All return air shall have opposed blade dampers. See plans for filter backed grille requirements.

### 2.5 ACCEPTABLE MANUFACTURERS - Wall Supply Registers.

- A. Titus 1700 Series, Krueger ULTRA-FLO

- B. All registers shall have adjustable blade dampers on all registers.
- C. Furnish and install opposed blade damper on all registers.
- D. Finish to be approved by Architect.

## 2.6 ACCEPTABLE MANUFACTURERS - DOOR RETURN GRILLES

- A. Titus Model CT-700, Krueger Series 5600, Nailor Industries
- B. Substitutions: Under provisions of Instructions To Bidders, Page IB-3, Paragraph 4.3.
- C. All aluminum construction & design.
- D. Finish to be approved by Architect.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install items in accordance with manufacturer's instructions.
- B. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement. Refer to Section 099000.
- C. Install diffusers to ductwork with air tight connection.
- D. Provide balancing dampers on duct take-off to diffusers, and grilles and register, regardless of whether dampers are specified as part of the diffuser, or grille and register assembly.
- E. Furnish and install necessary frames, bucks, sponge rubber gasketed, etc. to make a neat setting job.
- F. Diffusers shall be placed to insure that air does not blast against columns and lights.
- G. All diffusers, registers, etc. shall have external volume controls and deflecting grids.
- H. Ceilings in areas where plaster or gypsum board ceiling are used, shall be surface mounted.

END OF SECTION 233700



## **SECTION 235410 - FORCED AIR FURNACE - ELECTRIC HEAT - DX**

### PART I - GENERAL

#### 1.1 WORK INCLUDED

- A. Forced Air Furnace
- B. Refrigeration Cooling Coil
- C. Controls
- D. Electric Heater

#### 1.2 RELATED WORK

- A. General Mechanical
- B. Supports and Anchors
- C. Piping Insulation
- D. Air Cooled Condensing Unit
- E. Ductwork

#### 1.3 QUALITY ASSURANCE

- A. Conform to requirements of UL and applicable codes.
- B. Cooling system tested and rated to ARI Standard 210.

#### 1.4 SUBMITTALS

- A. Submit manufacturer's installation instructions.
- B. Submit manufacturer's descriptive literature, operating instruction, and maintenance and repair data.

### PART 2 - PRODUCTS

#### 2.1 TYPE

- A. Provide horizontal type with electric heating elements.

- B. Provide self contained packaged, factory assembled, pre-wired units, consisting of cabinets, supply fan, controls, air filter, refrigerant cooling coil.

## 2.2 PERFORMANCE

- A. Refer to Schedule of Drawings for performance and capacities.

## 2.3 CONSTRUCTION

- A. Cabinet: Galvanized steel with baked enamel finish, easily removed and secured access doors, glass fiber insulation.
- B. Fan: Direct or belt drive (as scheduled), rubber isolated mounted 1750 rpm motor.
- C. Air Filters: One (1) inch thick glass fiber, disposable type arranged for easy replacement.

## 2.4 ELECTRIC HEATER

- A. Finned tube metal sheath heating elements or open coil type (black heat) arranged in incremental stages as scheduled, accessible, with protection against no or low air flows, shorts or grounds, and failure of protection devices.

## 2.5 ELECTRIC HEATER CONTROLS

- A. Unit to be complete with low voltage transformer, terminal box with built-in factory wired magnetic contactors and high temperature thermal cutout protection with magnetic contactors rated for 100,000 cycle service: electric heating coils to be protected as per Article 424 of National Electric Code, UL approved and so labeled.

## 2.6 EVAPORATOR COIL

- A. Mount in furnace supply plenum, copper tube with mechanically bonded aluminum fins in a coil assembly, with galvanized drain pan, drain connection, and refrigerant piping connections.
- B. Provide factory installed thermostatic expansion valve.

## 2.7 CONTROLS

- A. Temperature control sequence of air conditioning equipment: "Automatic controls are placed into operation when system is energized. Provide room type thermostat to cycle condensing unit on the cooling cycle and the electric heater strip on the heating cycle as required to maintain space conditions. Air handling unit fan shall be wired for constant fan operation and shall be electrically interlocked such that the condensing unit may not run nor the electric heater strip be energized unless the evaporator fan is running. An air switch shall be installed which shall prevent electric heater operation



until air flow is proven. If return air temperature rises above firestat setpoint then the firestat (located in the return air plenum) shall de-energize the air handling unit fan(s). If supply air contains smoke, a smoke detector (located in the supply air plenum) shall de-energize the air handling unit fan(s). If auxiliary drain pan fills with water, a float switch shall de-energize the condensing unit."

- B. Contractor shall provide clear locking cover for all thermostats.

## 2.8 ACCEPTABLE MANUFACTURERS

- A. TRANE COMPANY
- B. YORK INTERNATIONAL
- C. LENNOX INDUSTRIES

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install in strict accordance with manufacturer's recommendations.
- B. Pipe condensate drain as shown on the drawings or to the nearest available plumbing vent.

END OF SECTION 235410



## **SECTION 236313 - AIR COOLED CONDENSING UNIT**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Condensing Unit Package
- B. Internal Piping and Accessories
- C. Controls

#### 1.2 RELATED WORK

- A. General Mechanical
- B. Supports and Anchors
- C. Air Handling Unit

#### 1.3 QUALITY ASSURANCE

- A. Conform to requirements of UL and applicable codes.
- B. Test and rate cooling system to ARI Standard 210.

#### 1.4 SUBMITTALS

- A. Submit shop drawings and product data.
- B. Submit with shop drawings, schematic layouts showing condensing units, cooling coils, refrigerant piping, size, and accessories required for complete system.
- C. Submit manufacturer's installation instructions.

### PART 2 - PRODUCTS

#### 2.1 TYPE AND PERFORMANCE

- A. Provide self-contained, package, factory assembled and pre-wired units suitable for outdoor use consisting of cabinet, compressor(s), condensing coil(s) and fan(s), integral sub-cooling coil, controls, liquid receiver, and screen(s).
- B. All Condensing Unit's to be supplied with coil guards.

- C. Refer to Schedule on Drawings for air cooled condensing unit(s) requirements.
- D. Acceptable Manufacturer: TRANE COMPANY, YORK INTERNATIONAL, LENNOX INDUSTRIES

## 2.2 MATERIALS

- A. Use corrosion resistant materials for parts in contact with refrigerant. Provide timer circuits to prevent rapid loading and unloading of compressor.

## 2.3 CABINET

- A. Galvanized steel with baked enamel finish, and removable access doors or panels with quick fasteners.

## 2.4 COMPRESSOR(S)

- A. Provide hermetically sealed, 1750 rpm resiliently mounted compressor with positive lubrication, crankcase heater, cylinder unloaders for capacity modulation (as scheduled), motor overload protection, service valves, filter driers (suction and liquid), and sight glass.

## 2.5 CONDENSER

- A. Coil: Seamless copper tube with mechanically bonded aluminum fins.
- B. Fans: Vertical discharge, direct or belt drive axial fan(s), resiliently mounted with guard and motor.
- C. Motors: Permanently lubricated ball bearing motors with built-in current and overload protection.

## 2.6 CONTROLS

- A. Provide high and low pressure cutouts for compressor, oil pressure control, and reset relay.
- B. Provide controls to permit operation down to 50-degrees F. ambient temperature at minimum compressor load.

## 2.7 REFRIGERANT PIPING

- A. Refrigerant piping shall be run in Type "L" hard drawn copper tubing attached with wrought copper fittings, utilizing 1000-degree silver solder and a non-corrosive flux. Refrigerant piping shall be sized and installed in strict accordance with the air conditioning unit manufacturer's recommendations and directions and shall be submitted to the Engineer for prior approval before installation. Pressure drops shall not

exceed the equivalent of 2-psi. Refrigerant piping system shall be evacuated, charged with refrigerant holding charge. The refrigerant lines to be tested with nitrogen to a test pressure of not less than 450 psi and proved before final charge of refrigerant. Compressor shall not be subject to the 450 psi pressure test.

- B. All refrigerant piping shall comply with the applicable requirements of the safety Code of Mechanical Refrigeration (ASA-89.1-1956) and the Code of Refrigerant Piping (ASA-831.5-1962), and all state ordinances, codes, and regulations.
- C. Refrigerant suction line shall be insulated with a cellular foam type insulation; "K" value of 0.28 at 75-degrees F. Manufacturers: Armstrong "Armaflex" or Rubatex R-180-FS.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. Complete structural, mechanical and electrical connections in accordance with manufacturer's installation instructions.
- B. Mount unit on 4" concrete pad with minimum 6" clearance all around or as indicated on the drawings.
- C. Furnish charge of refrigerant and oil.

#### 3.2 START-UP AND TESTING

- A. Dehydrate, charge system with refrigerant and test entire system for leaks after completion of installation. Repair leaks, put system into operation, and test equipment performance.

#### 3.3 GUARANTEE

- A. Reciprocating refrigerant compressor shall have full five (5) year warranty.

END OF SECTION 236313



## **SECTION 260100 - BASIC ELECTRICAL REQUIREMENTS**

### **PART 1 - GENERAL**

#### **1.1 SCOPE**

- A. The work to be performed under these specifications shall include the furnishing of all labor, materials, equipment and services required for a complete electrical system as specified herein and as shown by the Drawings. A state of Louisiana licensed Electrical Contractor shall perform the work specified herein. The work includes but is not limited to:
  - 1. Furnishing and installing new 120/208V, 3P, 4W services for the various buildings as shown on the plans.
  - 2. Furnishing and installing service entrance rated disconnect switch, power panels, and disconnect switches for use within buildings.
  - 3. Furnishing and installing lighting fixtures, receptacles, toggle switches, and special outlet boxes for electrical systems shown on Drawings.
  - 4. Furnishing and installing emergency lighting and exit lighting fixtures and circuits.
  - 5. Furnishing and installing lighting controls, low-voltage switches, occupancy sensors, and control wiring.
  - 6. Furnishing and installing electrical conduit and wiring required for connection of mechanical equipment furnished under other sections of these specifications.
  - 7. Furnishing and installing light fixtures.
  - 8. Furnishing and installing a new complete and Code compliant fire alarm system to include control panels, remote annunciation panels, initiation and annunciation devices, conduit, and wiring along with all required programming, certification, shop drawings, and AHJ approvals.
  - 9. Furnishing and installing rough-ins (outlet boxes and empty conduit) for future communications devices and wiring as shown on the drawings.
  - 10. Installation of temporary construction power required by the General Contractor and Sub-Contractors during the construction period.

#### **1.2 GENERAL CONDITIONS**

- A. The General Conditions and Supplementary General Conditions are a part of this section of these Specifications. The Contractor is cautioned to read and be thoroughly familiar with all provisions of the General Conditions. These conditions shall be complied with in every aspect. The word "shall" where used, is to be understood, as mandatory and the word "should" as advisory. "May" is used in the permissive sense.

#### **1.3 GENERAL REQUIREMENTS**

- A. The Contractor is referred to all of the Drawings for building construction as well as the electrical Drawings.
- B. The Contractor shall examine the site and shall verify to his own satisfaction the location of all utilities, and shall adequately inform himself as to their relation to his work

before entering into a Contract and he shall base his bid on any conditions, which may be encountered during the progress of the work.

- C. The Contractor shall furnish and install properly all materials, devices, equipment, supports, controls, appurtenances, etc., mentioned or required to make complete or satisfactory installations in working order whether shown or not. All electrical equipment shall be connected in accordance with manufacturer's instructions. All work shall be executed in a workmanlike manner and shall present a neat and mechanical appearance when completed.

#### 1.4 MINIMUM STANDARDS

- A. Applicable rules of the National Electrical Code apply as a minimum standard for this contract, but do not replace or reduce any specific requirement herein.

#### 1.5 DRAWINGS

- A. Plans and detail sketches are submitted to limit, explain, and define structural conditions, specified requirements, conduit sizes, and manner of erecting work. The Contractor is cautioned to field check and verify all existing conditions before bidding, as no extra compensation will be allowed for conditions found different than represented in the construction drawings and/or specifications. Written approval of the Architect shall be obtained prior to any alterations or additions to specified work.
- B. Structural or other conditions may require certain modifications from the manner of installation shown, and such deviations are permissible and shall be made as required, but specified sizes and requirements necessary for satisfactory operations shall remain unchanged.
- C. The drawings and these specifications are complementary to each other and what is called for by one shall be binding as if called for by both.
- D. General arrangement of work is indicated on plans. Due to the small scale of the drawings, offsets, fittings, and boxes required are not all indicated; provide fittings, boxes, etc., as needed in accordance with codes and accepted practices.

#### 1.6 SUPERVISION

- A. The Contractor shall personally or through an authorized and competent representative, constantly supervise the work from beginning to completion and final acceptance. So far as possible, he shall keep the same foreman and workmen throughout the project duration.
- B. During its progress, the work shall be subject to inspection by representatives of the Architect, at which times the Contractor shall furnish required information.
- C. It is not the Architect's or Engineer's duty to direct or guarantee the work of the Contractor, but to assist the Owner in obtaining a complete building in accordance with plans, specifications and addenda and to furnish engineering services in accordance with recognized practices.



## 1.9 MEASUREMENTS

- A. The Contractor shall verify all measurements and shall be responsible for the correctness of same, before ordering any materials or doing any work. No extra charge or compensation will be allowed for any differences between the actual measurements and those indicated on the drawings.

## 1.10 LAWS, PERMITS AND FEES

- A. The entire electrical work shall comply with the rules and regulations of the City, Parish, and State, including the State Fire Marshal and State Board of Health, whether so shown on plans or not. The Contractor shall pay fees for permits, inspections, etc., and shall arrange with the inspecting authorities all required inspections.

## 1.11 SITE INSPECTION

- A. The Contractor shall visit the site and familiarize himself with difficulties attendant to the successful execution of the work before bidding. Failure to visit the site shall not relieve the Contractor of the extent or conditions of the work required of him.

## PART 2 - PRODUCTS

### 2.1 MATERIAL AND EQUIPMENT

- A. All materials, equipment, and accessories installed under this Contract, whether approved or not, shall be new and shall conform to all rules, codes, etc., as recommended or adopted by the National Association(s) governing the manufacture, rating and testing of such materials, equipment, and accessories.

### 2.2 SHOP DRAWINGS

- A. The Contractor shall submit to the Architect complete descriptive and dimensional data on the following items for review and approval:
  - 1. Panelboards
  - 2. Service Entrance Disconnect Switch
  - 3. Disconnect Switches
  - 4. Lighting Fixtures
  - 5. Fire Alarm System Panels, Initiation Devices, and Annunciation Devices
  - 6. Occupancy Sensors

## PART 3 - METHODS OF INSTALLATIONS

### 3.1 CONTRACTOR COORDINATION

- A. The Drawings are diagrammatic in nature. Cooperate with other trades so the

interferences of facilities and equipment will be avoided.

### 3.2 OPENINGS, CUTTING AND PATCHING

- A. Cut all openings as required for the electrical work. Patching will be done by the various crafts whose work is involved. Furnish and install all necessary sleeves, thimbles, hangers, inserts, etc., at such times and in such a manner as not to delay or interfere with the work of other Contractors. Caulk, flash or otherwise make weatherproof all penetrations through the roof and exterior walls.
- B. Where conduit, cable or other items that are provided for under this contract penetrate fire rated walls or floors, the Contractor is to seal around the item to maintain the integrity of the rated system.

### 3.3 PAINTING

- A. Painting shall be performed as described in the painting specifications. No painting will be required by the Contractor except for touch-up of factory finishes on equipment furnished under this contract.

### 3.4 APPLICABLE GENERAL CODES AND REGULATIONS

- A. All electrical work and equipment, in whole or in part, shall conform to the applicable portions of the following specifications, codes and regulations in effect on that date of invitation for bids, and shall form a part of this specification.
  - 1. National Electrical Code, 2014 Edition
  - 2. National Electrical Manufacturers Association Standards
  - 3. National Fire Protection Association Recommended Practices
  - 4. Local, City and State Codes and Ordinances
  - 5. National Board of Fire Underwriter's Recommended Practices
  - 6. Life Safety Code, 2012 Edition
  - 7. International Building Codes
- B. Equipment that has been inspected and approved by the Underwriter's Laboratory shall bear its label or appear on its list of approved apparatus.

### 3.5 TESTS AND INSPECTIONS

- A. The Contractor shall assist in making periodic inspections or tests required by the Architect or Engineer. When requested, the Contractor shall provide the assistance of foremen and qualified craftsmen for reasonable duration of each test, etc.

### 3.6 SAFETY PRECAUTIONS DURING CONSTRUCTION

- A. It shall be the Contractor's responsibility to furnish and install proper guards and instruction signs for prevention of accidents and to provide and maintain for the duration of construction any installations needed for safety of life and property.

### 3.7 HEATING AND AIR CONDITIONING SYSTEM

- A. This Contractor shall be responsible for providing electrical service to all devices of the heating and air conditioning system, and is referred to the mechanical plan for the exact location of the various devices.

### 3.8 EQUIPMENT NAMEPLATE

- A. Each item of electrical equipment installed by the Contractor shall be provided with an engraved nameplate noting the equipment's function or designation. Nameplates shall be engraved laminated plastic with black letters on a white background. Letters shall be 1/4" high, all caps.

### 3.9 PANELBOARD SCHEDULES

- A. The Contractor shall provide and affix typed panelboard schedules for each panelboard. Schedule will accurately list equipment served by each branch circuit, and not simply indicate "LIGHTING" or "RECEPTACLES", etc. Schedules shall indicate rooms served and device or devices connected to the circuit.

### 3.10 COMPLETION

- A. The Contractor shall leave all electrical equipment with proper connections, and in proper working order. He shall test the entire electrical system to show that it is properly installed. Contractor shall leave all panels and switches completely fused or complete with circuit breakers.

### 3.11 RECORD DRAWINGS

- A. The Contractor shall furnish one (1) complete set of drawings on which any changes in the work shall be shown. These drawings must be turned over to the Architect prior to final acceptance of the work.

### 3.12 GUARANTEE

- A. The Contractor shall guarantee to keep the entire electrical system as installed by him or his subcontractors in repair and in perfect working order for one (1) year from the date of the final Certification of Final Acceptance, and shall furnish free of cost to the Owner, all material and labor necessary to comply with the above guarantee; said guarantee shall be based upon defective material and workmanship. In any case where equipment has a factory warranty exceeding this one-year limit, the full extent of the warranty shall apply.

### 3.13 CLEANING

- A. When all work has been finally tested, the Contractor shall clean all fixtures, equipment, conduits, ducts, and all exposed work. All cover plates and other finished products

shall be thoroughly cleaned.

3.14 INSTRUCTION MANUALS

- A. The Contractor shall provide three (3) operating and maintenance instruction manuals on all systems and equipment installed in the electrical work.

3.15 CONTRACTOR SPECIAL NOTE

- A. The Contractor is again cautioned to refer to all parts of these Specifications and all Drawings, not just electrical sections, and the individual cross references made to other standard specifications or details describing any electrical work, which may be required under these other sections. The Contractor is cautioned to note carefully any other sections which may reference electrical work in order for this Contractor to fully understand the wiring requirements and electrical work that is required. Any conflicts found between the electrical sections of these Specifications or Drawings shall be immediately directed to the General Contractor for clarification.
- B. These Specifications and the electrical Drawings size equipment, wire, conduit, etc. based on the horsepower of motors and/or wattages of equipment as shown on the plans or specified herein. The Contractor shall install electrical raceways, conductors, fuses, safety switches, breakers, contactors, starters or any other electrical equipment with the capacities to suit the horsepower and/or wattages of the equipment actually furnished and installed. The Contractor shall not furnish or install any electrical raceways, conductors, safety switches, contactors or motor starters of sizes smaller than those shown on the Drawings or specified herein. The Contractor shall coordinate with the various sections of the Specifications and/or Drawings and with the various Sub-Contractors to provide the properly sized equipment without additional cost to the Owner.
- C. The Contractor shall be required to install electrical services underground. Existing underground utilities should be disconnected. Refer to the electrical and mechanical drawings for demolition plans. However, some existing underground utilities may remain in service at the site. Contractor is cautioned to exercise extreme care when digging to not damage any existing utilities or equipment. Contractor shall be required to repair any utilities or equipment he may damage during construction.

END OF SECTION 260100

## **SECTION 260500 - BASIC ELECTRICAL MATERIALS AND METHODS**

### PART 1 - GENERAL

#### 1.1 GENERAL REQUIREMENTS

- A. All material furnished shall be new and shall conform to all rules and codes as recommended or adopted by the National Association governing the manufacture, rating and testing of the material. All electrical equipment shall be UL listed for the intended use.

### PART 2 - PRODUCTS

#### 2.1 RACEWAYS AND FITTINGS

- A. Raceways permitted on this project shall be hot dipped galvanized rigid steel conduit; electrical metallic tubing (EMT); flexible metallic tubing; liquid-tight flexible metal conduit; MC Cable, Type NM cable, and rigid polyvinyl chloride (PVC) conduit. All conduits shall be new and shall bear the inspection label of the Underwriter's Laboratories, Inc.
- B. Metallic conduit shall be metalized, or hot-dipped galvanized. Non-metallic conduit shall be schedule 40 PVC.
- C. Fittings for conduit shall be an approved type specially designed and manufactured for their purpose. EMT fittings shall be water tight, compression type. Rigid metal conduit fittings, bushings, and other components shall be galvanized. All fittings for rigid steel or aluminum conduit shall be threaded and coupled unless specifically approved otherwise by the Engineer.
- D. Where conduit connects to an outlet box, it shall have an insulated throat type connector.

#### 2.2 EXPOSED CONDUIT

- A. Exposed conduit shall be firmly supported on galvanized hangers; on brackets, hangers, or pipe straps; or by beam clamps. Conduit installed exposed shall be neatly aligned and run at right angles to the building walls or walls of the rooms in which installed. All exposed conduit shall be located to avoid all conflicts with architectural or mechanical components.

#### 2.3 FLEXIBLE CONDUIT

- A. Liquid-tight flexible metal conduit shall have a spiral wound, flexible, galvanized steel core and a tough extruded synthetic moisture-tight outer covering. All flexible conduits shall be UL listed.

## 2.4 GALVANIZED CONDUIT

- A. Galvanized conduit furnished in accordance with these specifications shall be of mild steel piping, galvanized inside and outside, and shall conform in all respects to the American Standard Association rigid Steel Conduit Specification C80.1-1959 and Underwriter's Laboratories Specifications.
- B. The galvanized coat of zinc shall be of uniform thickness applied by the hot-dipped process to not only the inside surfaces of the conduit, but also to the threads of the conduit. It shall be further dipped in a chromic acid bath so as to chemically form a corrosive resistant protective coating of zinc chromate over hot-dipped galvanized surface. Each piece of conduit shall be straight, free from blisters and other debris, cut square and taper reamed, and furnished with coupling in 10 foot length threaded each end. The interior threaded surface of each coupling shall be galvanized to insure 100% galvanic protection on all surfaces. The hot galvanized zinc chromate on the inside and outside surfaces shall be sufficiently elastic to prevent cracking or flaking when sample of finished conduit is bent 90° at a minimum temperature of 60°F, the inner edge of the bend having a radius of six (6) times the inside diameter of the conduit.

## 2.5 RACEWAYS

- A. Lay-in duct, JIC Wireway and troughs shall be NEMA 1 for indoor application and NEMA 3R for out door or applications exposed to weather or water. Raceways shall be sized as noted on Drawings, and shall have hinged or screw covers with captive screws. Finish shall be gray enamel. All components shall be UL listed for steel enclosed wireway or auxiliary gutter.

## 2.6 OUTLET AND SWITCH BOXES

- A. Outlet boxes in concealed conduit systems shall be flush mounted. Boxes in commercial buildings shall be galvanized steel of sufficient size to accommodate devices shown and shall have raised covers where required to meet requirements of NEC Article 314. Outlet boxes in residential units may be non-metallic.
- B. All boxes shall be stamped, one piece, galvanized steel, of proper size and shape for conduits entering them, and shall be UL listed and NEC approved for the intended use. Boxes shall be installed so that device and/or coverplates shall be tight and plumb with wall finish, have all unused openings closed with knock-out plugs, and be weatherproof for exterior locations.
- C. Boxes for lighting fixtures shall be 4 inches octagon, not less than 1-1/2 inches deep, with fixtures stud fastened through from back box. Where boxes are installed in a concrete slab, boxes designed for this application shall be used.
- D. Outlet boxes for switches in concealed work shall be standard switch boxes of required number of gangs. Outlet boxes for receptacles, telephone, and communication use in concealed work shall be 4 inch square, not less than 1-1/2 inches deep. Outlet boxes for switches and receptacles installed in exposed conduit system shall be cast type FS or FD, number of gang as required. Outlet boxes for telephone and communication use in exposed systems to be cast, 4 inches square, not less than 1-1/2 inches deep.

- E. Boxes shall not to be installed back to back in walls. Offset with connecting conduit as specified. Do not use long, extended boxes that would effectively couple light and sound between adjoining spaces.

## 2.7 WIRE (600 VOLT AND BELOW)

- A. All conductors used in the work shall be of soft drawn annealed copper having a conductivity of not less than 98% of that of pure copper. Conductors shall be standard code gauge in size, insulated and shall have insulation rated for use at 600 volts.
- B. Unless noted otherwise or specified, insulation shall be type THW, THWN, or THHN for sizes up to and including No. 2 AWG. Insulation for wire sizes larger than No. 2 AWG shall be type THW, XHHW, or THHN. Lighting fixture wire shall be heat resistant type TF (150°C) with 300-volt insulation minimum. Wires shall be of the single conductor type. Sizes No.14 AWG and larger shall be stranded. No wire shall be single strand solid copper.
- C. Throughout the system, all conductors shall be identified as to the phase and voltage of the system by color-coding in accordance with NEC 210.5. Color-coding shall be continuous the full length of the wire with surface printing at regular intervals on all conductors and for neutral conductors.
- D. Color coding shall be as follows:

### 3phase, 480V System

Phase 1-Brown  
Phase 2-Orange  
Phase 3-Yellow  
Neutral-Gray  
Ground-Green

### 3phase, 208V System

Phase 1-Black  
Phase 2-Red  
Phase 3-Blue  
Neutral-White  
Ground-Green

## 2.8 WEATHERPROOF RECEPTACLES

- A. Weatherproof receptacles shall be GFCI duplex receptacles as specified under WIRING DEVICES, mounted in a cast iron type FD conduit box and fitted with gasketed metal cover with spring. Weatherproof receptacles shall be flush mounted in exterior walls.

## 2.9 WIRING DEVICES

- A. Wiring devices shall be as listed. The color of device shall match color of outlet cover plate. It shall be the responsibility of the Contractor to provide plugs, receptacles and fittings required for any equipment furnished or installed or connected under the contract. Color as selected by the Architect.

	Leviton	P & S	Hubbell
Toggle Switches: 20A 120/277V			
Single pole	1221-I	20AC1-I	1221-I
Three-way	1223-I	20AC3-I	1223-I
Duplex Receptacle: 20A, 125V, NEMA 5-20R	5362-I	5362-I	5363-I
Ground Fault Circuit Interrupter:			

20A, 125V, Feed Through,  
NEMA 5-20R

6899-I

2091-S

GF-5362-I

- B. Quad receptacles shall be 20 amp, 125 volt rated, NEMA 5-20R, with two (2) duplex receptacles or single four-plex device.

## 2.10 OUTLET COVER PLATES

- A. Unless otherwise specified, all outlets shall be fitted with cover plates. Cover plates shall be standard size, uniform in design and finish for switches, receptacles and other outlets requiring cover plates. Plates shall be one piece of the required number of gangs. All cover plates shall be lexan unbreakable type. Architect shall select coverplate color.

## 2.11 SPECIAL PURPOSE RECEPTACLE

- A. Provide receptacles for special purpose devices as indicated on the plans. Refer to equipment specification for proper receptacle to be supplied. Provide stainless steel cover plate.

## 2.12 FIRESTOPPING PRODUCTS

- A. The Contractor shall provide and install at all fire-rated wall through-penetrations, a non-hardening, conformable firestop system. The system shall consist of a water insoluble putty and suitable damming materials (where required). The non-hardening putty shall be a two-staged intumescent and capable of expanding up to 8 times its original volume. This putty shall contain no asbestos, no fiberglass, no solvents nor corrosive mineral salts of any kind. It shall remain soft during its installed life and shall be capable of being removed and reinstalled to facilitate the addition of cables or pipes. The putty shall exhibit aggressive adhesion to all common building materials and penetrants and shall allow reasonable movement of penetrants without being displaced. The firestop system shall be tested to the time/temperature requirements of ASTM E119 and shall be tested to UL 1479 (ASTM E814) and Classified for up to 3 hours.

# PART 3 - EXECUTION

## 3.1 WIRING - GENERAL

- A. Unless otherwise specified, all wiring shall be installed in conduit. No wire shall be smaller than No. 12 unless noted otherwise. Wiring for low voltage control may be #14 AWG. Wire for each branch circuit shall be of single size and type from the branch circuit protective device the last outlet of the circuit. BX wiring shall not be allowed.
- B. Feeders, motor circuit conductors and main service entrance conductors shall run their entire length without joints or splices. Wiring for branch circuits shall run the entire length without splices, with splices and joints made only at outlets or in accessible junction boxes only when absolutely necessary and approved by the Engineer. Joints and splices in branch circuit wiring shall be made with compression type solderless



connectors.

- C. Connectors of the non-metallic screw on type are not acceptable. Terminations or splices for conductors No. 6 AWG and larger shall utilize bolted connecting lugs. All splices and terminations shall be insulated in an approved manner by an integral or separate cover or by taping to provide insulating value equal to that of the conductors being joined.
- D. Type THW or THWN conductors may be connected directly to recessed fixtures only when the fixtures are equipped with outlet boxes listed by Underwriter's Laboratories, Inc. for use with wire having insulation rated for maximum operating temperatures of 75°C (167°F); otherwise, for fixtures not rated for 75°C directly connection, use 125°C insulated conductors from the fixture to an outlet box placed at least one (1) foot, but not more than four (4) feet from the fixture.
- E. Branch circuit home run numbers shown on the drawings shall be used as a guide for connection of circuit wiring to similarly number protective devices in branch circuit panelboards. Requests for changes in the plans shall be directed to the Architect. No changes shall be made without approval from the Architect.
- F. Each circuit shall be furnished with its own neutral conductor. There shall be no sharing of neutral conductors.
- G. In instances where a junction box, wireway, etc. contains three (3) or more branch circuits, the feeders shall be labeled within the junction box, wireway, etc. with circuit location, including panel name and breaker number. Labeling shall be neatly typed and affixed to each feeder. Labeling shall meet all applicable Code requirements.

### 3.2 ELECTRICAL SERVICE GROUNDING

- A. Main electrical service equipment, conduit work, motors, panelboards and all other electrical equipment shall be effectively and permanently grounded. Grounding connections and conductor sizes shall be in accordance with requirements of the National Electrical Code, Article 250 and local or State ordinances.
- B. All conduit entering panelboards shall be grounded to the panelboard by means of a grounding type locknut installed on the inside of the panelboard. Where the continuity of the metallic conduit system is interrupted by a run of non-metallic conduit, a separate grounding conductor, sized in accordance with NEC Table 250.122 shall be run in the conduit with the insulated conductors. A separate grounding conductor, as described above or as called for on the plans, shall be run in the conduit with the circuit conductors for all circuits serving multi-outlet assemblies.
- C. Conduit runs shall be increased in size where necessary to accommodate the grounding conductor in addition to circuit conductors. The grounding screw on all grounding type receptacles shall be securely grounded to the outlet box using a No. 12 green insulated conductor attached to the outlet box with lug screw.
- D. All switch legs shall include a green ground conductor connected to the circuit ground conductor and terminated in the switch outlet box.

### 3.3 CONDUIT - MATERIALS AND METHODS

- A. Conduit shall be installed as per NEC and NEMA regulations and the manufacturer's recommendations. Conduit shall be as follows:
- B. Rigid Steel Conduit shall be used for all conduits exposed to the weather, and underground conduit except where non-metallic conduit is specified or approved. Underground and under slab runs are to be watertight. All horizontal runs of underground conduit shall utilize rigid steel elbows on vertical risers. Conduits used for receptacles and run under the building slab, shall be hot dipped galvanized rigid steel and shall be 3/4" minimum size.
- C. All conduits routed underground shall not be placed in building slab. Conduits larger than 1" routed under building slab shall be routed below the vapor barrier. Minimum conduit size allowed to be routed underground shall be 3/4". Conduits routed under building slab may be PVC. All conduits rising vertically out of slab or out of ground shall be type RMC to 48" above finished floor.
- D. Electrical Metallic Tubing shall be used for all other feeders, branch circuit and communications and control wiring where rigid steel or non-metallic conduit is not specified.
- E. Non-metallic conduit, minimum schedule 40 PVC, shall be permitted to be installed underground. Non-metallic conduit shall not be used in any environmental air plenum. If PVC conduit is run, a full sized grounding conductor shall be pulled with the circuit conductors. PVC conduit shall not be run exposed. Where PVC conduit is run underground, it shall be encased in concrete or run minimum 24" below grade, or at the depth below grade shown on the drawings.
- F. Flexible metallic tubing and EMT shall only be permitted in spaces above finished ceilings and within enclosed walls within the interior of buildings. Flexible metallic tubing shall only be permitted for the final four (4) feet of conduit runs to fixtures located above finished ceilings. No flexible metallic tubing or EMT will be permitted exposed. Also, EMT may not be installed in or below concrete slabs.
- G. Flexible metal conduit or liquid-tight flexible metal conduit shall be used for the final connection of runs to motors. Flexible conduit shall be at least twelve (12) inches, but not more than 48 inches long. Where used, an external grounding conductor shall be run with conduit unless conductor is made as a part of the conduit.
- H. Conduits installed underground and used for communications system wiring shall be reviewed with the communications contractor prior to installation. Conduits below the vapor barrier may require moisture proof wiring to comply with the structured connectivity solution. Conduits may need to be installed above the vapor barrier to maintain connectivity solution compliance.

### 3.4 CONDUIT - GENERAL

- A. Fittings for rigid steel conduits shall be hot-dipped galvanized steel and shall be of a type especially designed and manufactured for their purpose. Fittings for EMT shall be die cast zinc type. Rigid conduit joints for single conduit runs shall be made with threaded fittings made tight with at least five threads fully engaged. Fittings for rigid

non-metallic conduit shall be solvent welded.

- B. Where they enter boxes or cabinets that do not have threaded hubs, conduits shall be secured in place with galvanized locknuts inside and outside the cabinet and shall have bushings inside. Conduits larger than 1-1/4 inch shall have galvanized locknuts and galvanized bushings.
- C. All conduits shall be installed concealed or as indicated or scheduled on the drawings and shall be of sufficient size to accommodate the required number of insulated conductors including equipment grounding conductor where such grounding conductor is required or specified.
- D. Conduit runs shall be straight; elbows and bends shall be uniform, symmetrical and free from dents or flattening. Exposed conduit shall be firmly supported on galvanized hangers; on brackets, hangers, or pipe straps; or by beam clamps. Conduit installed exposed shall be neatly aligned and run at right angles to the building walls or walls of the rooms in which they are installed. All exposed conduit shall be located to avoid all conflicts with architectural or mechanical components.
- E. Pull boxes shall be installed as required to permit proper installation of conductors and expansion fittings installed where conduit runs cross building expansion joints.
- F. Conduit shall be run no closer than six (6) inches to covering of hot water or steam piping except where crossings are unavoidable. Conduit shall be kept at least one (1) inch from crossing steam and hot water piping.
- G. Conduit shall be held securely in place by hangers and fasteners of appropriate design and dimensions for the particular application. Support shall be such that no strain will be transmitted to outlet box and pull box supports. Wire shall not be used, with or without spring steel fasteners, clips or clamps, for the support of any conduit. Conduit shall not be supported by or attached to duct work unless specifically allowed otherwise.
- H. Hangers and other fasteners shall be supported on solid masonry with inserts or expansion sleeves and bolts, on wood with wood screws, hollow masonry with toggle bolts, on steel with machine screws or welded threaded studs. Fastenings shall be proof tested by the Contractor for secure mounting.
- I. All conduits shall be cut square and reamed at the ends. The conduit system shall be complete and cleaned before any conductors are installed. Open ends of all conduits shall be capped until conductors are installed. A non-metallic fish wire shall be installed in all empty conduits. Empty conduit shall remain capped.
- J. Contractor shall refer to National Electrical Code Appendix C, Conduit and Tubing Fill Tables for Conductors and Fixture Wire of the Same Size. Contractor shall refer to the appropriate table for the conduit and wire condition and shall install wiring in accordance with code requirements.

### 3.5 FLEXIBLE CONDUIT

- A. Flexible metal conduit may be used for short final connections to equipment where permitted by governing codes. Flexible metal conduit shall be sized and supported in

accordance with Article 350 of the NEC or more stringent local codes. A separate equipment-grounding conductor sized in accordance with NEC Table 250.122 shall be installed in flexible conduit unless exceptions are allowed by governing codes and if the fittings used are UL listed for the purpose.

- B. Liquid-tight flexible metal conduit shall be used where flexible conduit is permitted and desired and conditions of installation, operation, or maintenance require protection from liquids, vapors, or solids and in other hazardous locations where specifically approved. Flexible conduit for all exterior motor connections shall be liquid-tight. Liquid-tight flexible conduit shall be used with terminal fittings approved for the purpose.

### 3.6 FIRE-RATED WALL AND FLOOR THROUGH-PENETRATIONS

- A. All fire-rated walls or floors penetrated by this Contractor shall be properly sealed with fire stopping materials. All floor through-penetrations shall be fire stopped with a light-weight mortar material. Wall through-penetrations shall be fire stopped with a non-hardening putty material. Contractor shall see that all penetrations are fire stopped and seals are inspected.

### 3.7 MC CABLE

- A. MC cable shall be steel or aluminum armored and meet all requirements of UL 83, 1479, 1569, 1581, and 2556. MC cable shall contain a dedicated ground wire, whether insulated or uninsulated. After installation the exterior sheath shall be undamaged, with any broken section of armored sheath replaced immediately. MC cable shall be installed only in areas permitted by NEC Article 330. Metallic conduit straps, similar to THOMAS & BETTS HS-100-SC, only shall be used to secure and support MC cable; tie wraps or metal wire are not approved methods of support and securing MC cable.

### 3.8 SUPPORTS AND FITTINGS

- A. The Contractor shall furnish and install all supports for equipment under this contract. Supports shall be spaced at intervals of eight (8) feet maximum for rigid conduit and five (5) feet maximum for EMT and as necessary to obtain rigid support. Perforated strap supports will not be permitted.
- B. All conduits shall be firmly secured with pipe clamps, conduit straps, or suspension hangers as appropriate. Fasten to steel with screws in tapped holes, to wood with wood screws, and to masonry with expansion anchors. Expansion anchors shall have a minimum pull out load of 1,200 pounds and an ultimate shear load of 1,950 pounds.
- C. All conduit, fixtures, and accessories shall be rigidly supported to form a firm, well-braced installation.
- D. Joints shall be made tight with standard galvanized or sheradized couplings; corners turned with fittings, elbows, or long radius bends.
- E. Low voltage wiring installed above accessible ceilings shall be supported on J-hooks. J-hooks installed for communications system wiring shall not be used for other low

voltage system wiring (fire alarm, security, EMS controls, etc.).

### 3.9 WEATHERPROOF EQUIPMENT

- A. All disconnect switches, starters, and other electrical equipment located on the exterior of the building or exposed to the outside shall be enclosed in a rain-tight enclosure.
- B. All lighting fixtures or other devices located on an exterior wall of the building shall be mounted on a flush-mounted, cast outlet box.

### 3.10 MOUNTING HEIGHTS

- A. Unless otherwise noted on the drawings or required by the Architect, the following mounting heights shall apply:

Toggle Switches	4'-0"
Receptacles	1'-6"
Panelboards	6'-0" to top
Telephone Outlets	1'-6" (48" for wall phone)
Safety Switches	5'-0" to top
Motor Control Equipment	5'-0" to top
Wiring Devices above counters	0'-6" above counter top
Fire Alarm Manual Stations	4'-0"
Fire Alarm Annunciation Devices	80" or 6" below ceiling (whichever is lower)

- B. Upon permission of the Architect, mounting heights may be adjusted to simplify cutting of masonry units or to facilitate furniture and cabinet arrangements. Dimensions above refer to the centerline of the device unless noted otherwise.

### 3.11 HOUSE KEEPING PADS

- A. All floor and ground mounted electrical equipment - panels, switchboards, motor control centers, transformers, etc. shall be installed with a reinforced concrete housekeeping pad, whether shown on the drawings or not. The pad shall extend 4" above either the finished floor or final grade (as applicable), have 45 degree chamfered edges, and be constructed of 3000psi concrete. The pad shall extend 3" beyond the edge of the respective electrical equipment.

END OF SECTION 260500



## **SECTION 260572 - OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT STUDY**

### 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 a computer-based, fault-current study to determine the minimum interrupting capacity of circuit protective devices.

#### 1.3 DEFINITIONS

- A. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
- B. One-Line Diagram: A diagram which shows, by means of single lines and graphic symbols, the course of an electric circuit or system of circuits and the component devices or parts used therein.
- C. Protective Device: A device that senses when an abnormal current flow exists and then removes the affected portion from the system.
- D. SCCR: Short-circuit current rating.
- E. Service: The conductors and equipment for delivering electric energy from the serving utility to the wiring system of the premises served.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For computer software program to be used for studies.
- B. Other Action Submittals: Submit the following after the approval of system protective devices submittals. Submittals shall be in digital form.
  - 1. Short-circuit study input data, including completed computer program input data sheets.
  - 2. Short-circuit study and equipment evaluation report; signed, dated, and sealed by a qualified professional engineer.
    - a. Submit study report for action prior to receiving final approval of the distribution equipment submittals. If formal completion of studies will cause delay in equipment manufacturing, obtain approval from Architect for

preliminary submittal of sufficient study data to ensure that the selection of devices and associated characteristics is satisfactory.

- b. Revised single-line diagram, reflecting field investigation results and results of short-circuit study.

## 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Short-Circuit Study Specialist and Field Adjusting Agency.
- B. Product Certificates: For short-circuit study software, certifying compliance with IEEE 399.

## 1.6 QUALITY ASSURANCE

- A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable.
- B. Short-Circuit Study Software Developer Qualifications: An entity that owns and markets computer software used for studies, having performed successful studies of similar magnitude on electrical distribution systems using similar devices.
  - 1. The computer program shall be developed under the charge of a licensed professional engineer who holds IEEE Computer Society's Certified Software Development Professional certification.
- C. Short-Circuit Study Specialist Qualifications: Professional engineer in charge of performing the study and documenting recommendations, licensed in the state where Project is located. All elements of the study shall be performed under the direct supervision and control of this professional engineer.
- D. Field Adjusting Agency Qualifications: An independent agency, with the experience and capability to adjust overcurrent devices and to conduct the testing indicated, that is a member company of the International Electrical Testing Association or is a nationally recognized testing laboratory (NRTL) as defined by OSHA in 29 CFR 1910.7, and that is acceptable to authorities having jurisdiction.

## PART 2 - PRODUCTS

### 2.1 COMPUTER SOFTWARE

- A. Manufacturers: Subject to compliance with requirements, provide products by the following:
  - 1. SKM Systems Analysis, Inc.
  - 2. ETAP
- B. Comply with IEEE 399 and IEEE 551.



- C. Analytical features of fault-current-study computer software program shall have the capability to calculate "mandatory," "very desirable," and "desirable" features as listed in IEEE 399.
- D. Computer software program shall be capable of plotting and diagramming time-current-characteristic curves as part of its output.

## 2.2 SHORT-CIRCUIT STUDY REPORT CONTENTS

- A. Executive summary.
- B. Study descriptions, purpose, basis, and scope. Include case descriptions, definition of terms, and guide for interpretation of the computer printout.
- C. One-line diagram, showing the following:
  - 1. Protective device designations and ampere ratings.
  - 2. Cable size and lengths.
  - 3. Transformer kilovolt ampere (kVA) and voltage ratings.
  - 4. Motor and generator designations and kVA ratings.
  - 5. Switchgear, switchboard, motor-control center, and panelboard designations.
- D. Comments and recommendations for system improvements, where needed.
- E. Protective Device Evaluation:
  - 1. Evaluate equipment and protective devices and compare to short-circuit ratings.
  - 2. Tabulations of circuit breaker, fuse, and other protective device ratings versus calculated short-circuit duties.
  - 3. For 600-V overcurrent protective devices, ensure that interrupting ratings are equal to or higher than calculated 1/2-cycle symmetrical fault current.
  - 4. For devices and equipment rated for asymmetrical fault current, apply multiplication factors listed in the standards to 1/2-cycle symmetrical fault current.
  - 5. Verify adequacy of phase conductors at maximum three-phase bolted fault currents; verify adequacy of equipment grounding conductors and grounding electrode conductors at maximum ground-fault currents. Ensure that short-circuit withstand ratings are equal to or higher than calculated 1/2-cycle symmetrical fault current.
- F. Short-Circuit Study Input Data: As described in "Power System Data" Article in the Evaluations.
- G. Short-Circuit Study Output:
  - 1. Low-Voltage Fault Report: Three-phase and unbalanced fault calculations, showing the following for each overcurrent device location:
    - a. Voltage.
    - b. Calculated fault-current magnitude and angle.
    - c. Fault-point X/R ratio.
    - d. Equivalent impedance.

2. Momentary Duty Report: Three-phase and unbalanced fault calculations, showing the following for each overcurrent device location:
  - a. Voltage.
  - b. Calculated symmetrical fault-current magnitude and angle.
  - c. Fault-point X/R ratio.
  - d. Calculated asymmetrical fault currents:
    - 1) Based on fault-point X/R ratio.
    - 2) Based on calculated symmetrical value multiplied by 1.6.
    - 3) Based on calculated symmetrical value multiplied by 2.7.
3. Interrupting Duty Report: Three-phase and unbalanced fault calculations, showing the following for each overcurrent device location:
  - a. Voltage.
  - b. Calculated symmetrical fault-current magnitude and angle.
  - c. Fault-point X/R ratio.
  - d. No AC Decrement (NACD) ratio.
  - e. Equivalent impedance.
  - f. Multiplying factors for 2-, 3-, 5-, and 8-cycle circuit breakers rated on a symmetrical basis.
  - g. Multiplying factors for 2-, 3-, 5-, and 8-cycle circuit breakers rated on a total basis.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Obtain all data necessary for the conduct of the study.
  1. Verify completeness of data supplied on the one-line diagram. Call any discrepancies to the attention of Engineer.
  2. For equipment provided that is Work of this Project, use characteristics submitted under the provisions of action submittals and information submittals for this Project.
  3. For relocated equipment and that which is existing to remain, obtain required electrical distribution system data by field investigation and surveys, conducted by qualified technicians and engineers. The qualifications of technicians and engineers shall be qualified as defined by NFPA 70E.
  4. Obtain all arc flash information from the local utility in a timely manner. No extension of the contract time shall be permitted due to coordination with the local utility.
- B. Gather and tabulate the following input data to support the short-circuit study. Comply with recommendations in IEEE 551 as to the amount of detail that is required to be acquired in the field. Field data gathering shall be under the direct supervision and control of the engineer in charge of performing the study, and shall be by the engineer or its representative who holds NETA ETT Level III certification or NICET Electrical Power Testing Level III certification.

1. Product Data for Project's overcurrent protective devices involved in overcurrent protective device coordination studies. Use equipment designation tags that are consistent with electrical distribution system diagrams, overcurrent protective device submittals, input and output data, and recommended device settings.
2. Obtain electrical power utility impedance at the service.
3. Power sources and ties.
4. For transformers, include kVA, primary and secondary voltages, connection type, impedance, X/R ratio, taps measured in percent, and phase shift.
5. For reactors, provide manufacturer and model designation, voltage rating, and impedance.
6. For circuit breakers and fuses, provide manufacturer and model designation. List type of breaker, type of trip, SCCR, current rating, and breaker settings.
7. Generator short-circuit current contribution data, including short-circuit reactance, rated kVA, rated voltage, and X/R ratio.
8. Busway manufacturer and model designation, current rating, impedance, lengths, and conductor material.
9. Motor horsepower and NEMA MG 1 code letter designation.
10. Cable sizes, lengths, number, conductor material and conduit material (magnetic or nonmagnetic).

### 3.2 SHORT-CIRCUIT STUDY

- A. Perform study following the general study procedures contained in IEEE 399.
- B. Calculate short-circuit currents according to IEEE 551.
- C. Base study on the device characteristics supplied by device manufacturer.
- D. The extent of the electrical power system to be studied is indicated on Drawings.
- E. Begin short-circuit current analysis at the service, extending down to the system overcurrent protective devices as follows:
  1. To normal system low-voltage load buses where fault current is 10 kA or less.
  2. Exclude equipment rated 240-V ac or less when supplied by a single transformer rated less than 125 kVA.
- F. Study electrical distribution system from normal and alternate power sources throughout electrical distribution system for Project. Study all cases of system-switching configurations and alternate operations that could result in maximum fault conditions.
- G. The calculations shall include the ac fault-current decay from induction motors, synchronous motors, and asynchronous generators and shall apply to low- and medium-voltage, three-phase ac systems. The calculations shall also account for the fault-current dc decrement, to address the asymmetrical requirements of the interrupting equipment.
  1. For grounded systems, provide a bolted line-to-ground fault-current study for areas as defined for the three-phase bolted fault short-circuit study.
- H. Calculate short-circuit momentary and interrupting duties for a three-phase bolted fault at each of the following:

1. Electric utility's supply termination point.
2. Incoming switchgear.
3. Unit substation primary and secondary terminals.
4. Low-voltage switchgear.
5. Motor-control centers.
6. Control panels.
7. Standby generators and automatic transfer switches.
8. Branch circuit panelboards.
9. Disconnect switches.

### 3.3 ADJUSTING

- A. Make minor modifications to equipment as required to accomplish compliance with short-circuit study.

### 3.4 DEMONSTRATION

- A. Train Owner's operating and maintenance personnel in the use of study results.

END OF SECTION 260572

## **SECTION 260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY**

### 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 computer-based, overcurrent protective device coordination studies to determine overcurrent protective devices and to determine overcurrent protective device settings for selective tripping.

#### 1.3 DEFINITIONS

- A. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
- B. One-Line Diagram: A diagram which shows, by means of single lines and graphic symbols, the course of an electric circuit or system of circuits and the component devices or parts used therein.
- C. Protective Device: A device that senses when an abnormal current flow exists and then removes the affected portion from the system.
- D. SCCR: Short-circuit current rating.
- E. Service: The conductors and equipment for delivering electric energy from the serving utility to the wiring system of the premises served.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For computer software program to be used for studies.
- B. Other Action Submittals: Submit the following after the approval of system protective devices submittals. Submittals shall be in digital form.
  - 1. Coordination-study input data, including completed computer program input data sheets.
  - 2. Study and equipment evaluation reports.
  - 3. Overcurrent protective device coordination study report; signed, dated, and sealed by a qualified professional engineer.

- a. Submit study report for action prior to receiving final approval of the distribution equipment submittals. If formal completion of studies will cause delay in equipment manufacturing, obtain approval from Architect for preliminary submittal of sufficient study data to ensure that the selection of devices and associated characteristics is satisfactory.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Coordination Study Specialist and Field Adjusting Agency.
- B. Product Certificates: For overcurrent protective device coordination study software, certifying compliance with IEEE 399.

#### 1.6 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For the overcurrent protective devices to include in emergency, operation, and maintenance manuals.
  1. In addition to items specified in Section 017823 "Operation and Maintenance Data," include the following:
    - a. The following parts from the Protective Device Coordination Study Report:
      - 1) One-line diagram.
      - 2) Protective device coordination study.
      - 3) Time-current coordination curves.
    - b. Power system data.

#### 1.7 QUALITY ASSURANCE

- A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable.
- B. Coordination Study Software Developer Qualifications: An entity that owns and markets computer software used for studies, having performed successful studies of similar magnitude on electrical distribution systems using similar devices.
  1. The computer program shall be developed under the charge of a licensed professional engineer who holds IEEE Computer Society's Certified Software Development Professional certification.
- C. Coordination Study Specialist Qualifications: Professional engineer in charge of performing the study and documenting recommendations, licensed in the state where Project is located. All elements of the study shall be performed under the direct supervision and control of this professional engineer.
- D. Field Adjusting Agency Qualifications: An independent agency, with the experience and capability to adjust overcurrent devices and to conduct the testing indicated,

that is a member company of the International Electrical Testing Association or is a nationally recognized testing laboratory (NRTL) as defined by OSHA in 29 CFR 1910.7, and that is acceptable to authorities having jurisdiction.

## PART 2 - PRODUCTS

### 2.1 COMPUTER SOFTWARE DEVELOPERS

#### A. Software Developers:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

- a. SKM Systems Analysis, Inc.
- b. ETAP

#### B. Comply with IEEE 242 and IEEE 399.

#### C. Analytical features of device coordination study computer software program shall have the capability to calculate "mandatory," "very desirable," and "desirable" features as listed in IEEE 399.

#### D. Computer software program shall be capable of plotting and diagramming time-current-characteristic curves as part of its output. Computer software program shall report device settings and ratings of all overcurrent protective devices and shall demonstrate selective coordination by computer-generated, time-current coordination plots.

##### 1. Optional Features:

- a. Arcing faults.
- b. Simultaneous faults.
- c. Explicit negative sequence.
- d. Mutual coupling in zero sequence.

### 2.2 PROTECTIVE DEVICE COORDINATION STUDY REPORT CONTENTS

#### A. Executive summary.

#### B. Study descriptions, purpose, basis and scope. Include case descriptions, definition of terms and guide for interpretation of the computer printout.

#### C. One-line diagram, showing the following:

1. Protective device designations and ampere ratings.
2. Cable size and lengths.
3. Transformer kilovolt ampere (kVA) and voltage ratings.
4. Motor and generator designations and kVA ratings.
5. Switchgear, switchboard, motor-control center, and panelboard designations.

- D. Study Input Data: As described in "Power System Data" Article.
- E. Short-Circuit Study Output: As specified in "Short-Circuit Study Output" Paragraph in "Short-Circuit Study Report Contents" Article in Section 260572 "Overcurrent Protective Device Short-Circuit Study."
- F. Protective Device Coordination Study:
  - 1. Report recommended settings of protective devices, ready to be applied in the field. Use manufacturer's data sheets for recording the recommended setting of overcurrent protective devices when available.
    - a. Phase and Ground Relays:
      - 1) Device tag.
      - 2) Relay current transformer ratio and tap, time dial, and instantaneous pickup value
      - 3) Recommendations on improved relaying systems, if applicable.
    - b. Circuit Breakers:
      - 1) Adjustable pickups and time delays (long time, short time, ground).
      - 2) Adjustable time-current characteristic.
      - 3) Adjustable instantaneous pickup.
      - 4) Recommendations on improved trip systems, if applicable.
    - c. Fuses: Show current rating, voltage, and class.
- G. Time-Current Coordination Curves: Determine settings of overcurrent protective devices to achieve selective coordination. Graphically illustrate that adequate time separation exists between devices installed in series, including power utility company's upstream devices. Prepare separate sets of curves for the switching schemes and for emergency periods where the power source is local generation. Show the following information:
  - 1. Device tag and title, one-line diagram with legend identifying the portion of the system covered.
  - 2. Terminate device characteristic curves at a point reflecting maximum symmetrical or asymmetrical fault current to which the device is exposed.
  - 3. Identify the device associated with each curve by manufacturer type, function, and, if applicable, tap, time delay, and instantaneous settings recommended.
  - 4. Plot the following listed characteristic curves, as applicable:
    - a. Power utility's overcurrent protective device.
    - b. Medium-voltage equipment overcurrent relays.
    - c. Medium- and low-voltage fuses including manufacturer's minimum melt, total clearing, tolerance, and damage bands.
    - d. Low-voltage equipment circuit-breaker trip devices, including manufacturer's tolerance bands.
    - e. Transformer full-load current, magnetizing inrush current, and ANSI through-fault protection curves.
    - f. Cables and conductors damage curves.
    - g. Ground-fault protective devices.



- h. Motor-starting characteristics and motor damage points.
  - i. Generator short-circuit decrement curve and generator damage point.
  - j. The largest feeder circuit breaker in each motor-control center and panelboard.
- 5. Series rating on equipment allows the application of two series interrupting devices for a condition where the available fault current is greater than the interrupting rating of the downstream equipment. Both devices share in the interruption of the fault and selectivity is sacrificed at high fault levels. Maintain selectivity for tripping currents caused by overloads.
- 6. Provide adequate time margins between device characteristics such that selective operation is achieved.
- 7. Comments and recommendations for system improvements.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine Project overcurrent protective device submittals for compliance with electrical distribution system coordination requirements and other conditions affecting performance. Devices to be coordinated are indicated on Drawings.
  - 1. Proceed with coordination study only after relevant equipment submittals have been assembled. Overcurrent protective devices that have not been submitted and approved prior to coordination study may not be used in study.

#### 3.2 PROTECTIVE DEVICE COORDINATION STUDY

- A. Comply with IEEE 242 for calculating short-circuit currents and determining coordination time intervals.
- B. Comply with IEEE 399 for general study procedures.
- C. The study shall be based on the device characteristics supplied by device manufacturer.
- D. The extent of the electrical power system to be studied is indicated on Drawings.
- E. Begin analysis at the service, extending down to the system overcurrent protective devices as follows:
  - 1. To normal system low-voltage load buses where fault current is 10 kA or less.
  - 2. Exclude equipment rated 240-V ac or less when supplied by a single transformer rated less than 125 kVA.
- F. Study electrical distribution system from normal and alternate power sources throughout electrical distribution system for Project. Study all cases of system-switching configurations and alternate operations that could result in maximum fault conditions.
- G. Transformer Primary Overcurrent Protective Devices:

1. Device shall not operate in response to the following:
    - a. Inrush current when first energized.
    - b. Self-cooled, full-load current or forced-air-cooled, full-load current, whichever is specified for that transformer.
    - c. Permissible transformer overloads according to IEEE C57.96 if required by unusual loading or emergency conditions.
  2. Device settings shall protect transformers according to IEEE C57.12.00, for fault currents.
- H. Motor Protection:
1. Select protection for low-voltage motors according to IEEE 242 and NFPA 70.
  2. Select protection for motors served at voltages more than 600 V according to IEEE 620.
- I. Conductor Protection: Protect cables against damage from fault currents according to ICEA P-32-382, ICEA P-45-482, and protection recommendations in IEEE 242. Demonstrate that equipment withstands the maximum short-circuit current for a time equivalent to the tripping time of the primary relay protection or total clearing time of the fuse. To determine temperatures that damage insulation, use curves from cable manufacturers or from listed standards indicating conductor size and short-circuit current.
- J. Generator Protection: Select protection according to manufacturer's written recommendations and to IEEE 242.
- K. The calculations shall include the ac fault-current decay from induction motors, synchronous motors, and asynchronous generators and shall apply to low- and medium-voltage, three-phase ac systems. The calculations shall also account for the fault-current dc decrement, to address the asymmetrical requirements of the interrupting equipment.
1. For grounded systems, provide a bolted line-to-ground fault-current study for areas as defined for the three-phase bolted fault short-circuit study.
- L. Calculate short-circuit momentary and interrupting duties for a three-phase bolted fault and single line-to-ground fault at each of the following:
1. Electric utility's supply termination point.
  2. Switchgear.
  3. Unit substation primary and secondary terminals.
  4. Low-voltage switchgear.
  5. Motor-control centers.
  6. Standby generators and automatic transfer switches.
  7. Branch circuit panelboards.
- M. Protective Device Evaluation:
1. Evaluate equipment and protective devices and compare to short-circuit ratings.
  2. Adequacy of switchgear, motor-control centers, and panelboard bus bars to withstand short-circuit stresses.

### 3.3 LOAD-FLOW AND VOLTAGE-DROP STUDY

- A. Perform a load-flow and voltage-drop study to determine the steady-state loading profile of the system. Analyze power system performance two times as follows:
  - 1. Determine load-flow and voltage drop based on full-load currents obtained in "Power System Data" Article.
  - 2. Determine load-flow and voltage drop based on 80 percent of the design capacity of the load buses.
  - 3. Prepare the load-flow and voltage-drop analysis and report to show power system components that are overloaded, or might become overloaded; show bus voltages that are less than as prescribed by NFPA 70.

### 3.4 MOTOR-STARTING STUDY

- A. Perform a motor-starting study to analyze the transient effect of the system's voltage profile during motor starting. Calculate significant motor-starting voltage profiles and analyze the effects of the motor starting on the power system stability.
- B. Prepare the motor-starting study report, noting light flicker for limits proposed by IEEE 141 and voltage sags so as not to affect the operation of other utilization equipment on the system supplying the motor.

### 3.5 POWER SYSTEM DATA

- A. Obtain all data necessary for the conduct of the overcurrent protective device study.
  - 1. Verify completeness of data supplied in the one-line diagram on Drawings. Call discrepancies to the attention of Engineer.
  - 2. For new equipment, use characteristics submitted under the provisions of action submittals and information submittals for this Project.
  - 3. For existing equipment, whether or not relocated obtain required electrical distribution system data by field investigation and surveys, conducted by qualified technicians and engineers. The qualifications of technicians and engineers shall be qualified as defined by NFPA 70E.
- B. Gather and tabulate the following input data to support coordination study. The list below is a guide. Comply with recommendations in IEEE 551 for the amount of detail required to be acquired in the field. Field data gathering shall be under the direct supervision and control of the engineer in charge of performing the study, and shall be by the engineer or its representative who holds NETA ETT Level III certification or NICET Electrical Power Testing Level III certification.
  - 1. Product Data for overcurrent protective devices specified in other Sections and involved in overcurrent protective device coordination studies. Use equipment designation tags that are consistent with electrical distribution system diagrams, overcurrent protective device submittals, input and output data, and recommended device settings.
  - 2. Electrical power utility impedance at the service.
  - 3. Power sources and ties.
  - 4. Short-circuit current at each system bus, three phase and line-to-ground.

5. Full-load current of all loads.
6. Voltage level at each bus.
7. For transformers, include kVA, primary and secondary voltages, connection type, impedance, X/R ratio, taps measured in percent, and phase shift.
8. For reactors, provide manufacturer and model designation, voltage rating, and impedance.
9. For circuit breakers and fuses, provide manufacturer and model designation. List type of breaker, type of trip and available range of settings, SCCR, current rating, and breaker settings.
10. Generator short-circuit current contribution data, including short-circuit reactance, rated kVA, rated voltage, and X/R ratio.
11. For relays, provide manufacturer and model designation, current transformer ratios, potential transformer ratios, and relay settings.
12. Maximum demands from service meters.
13. Busway manufacturer and model designation, current rating, impedance, lengths, and conductor material.
14. Motor horsepower and NEMA MG 1 code letter designation.
15. Low-voltage cable sizes, lengths, number, conductor material, and conduit material (magnetic or nonmagnetic).
16. Medium-voltage cable sizes, lengths, conductor material, and cable construction and metallic shield performance parameters.
17. Data sheets to supplement electrical distribution system diagram, cross-referenced with tag numbers on diagram, showing the following:
  - a. Special load considerations, including starting inrush currents and frequent starting and stopping.
  - b. Transformer characteristics, including primary protective device, magnetic inrush current, and overload capability.
  - c. Motor full-load current, locked rotor current, service factor, starting time, type of start, and thermal-damage curve.
  - d. Generator thermal-damage curve.
  - e. Ratings, types, and settings of utility company's overcurrent protective devices.
  - f. Special overcurrent protective device settings or types stipulated by utility company.
  - g. Time-current-characteristic curves of devices indicated to be coordinated.
  - h. Manufacturer, frame size, interrupting rating in amperes rms symmetrical, ampere or current sensor rating, long-time adjustment range, short-time adjustment range, and instantaneous adjustment range for circuit breakers.
  - i. Manufacturer and type, ampere-tap adjustment range, time-delay adjustment range, instantaneous attachment adjustment range, and current transformer ratio for overcurrent relays.
  - j. Panelboards, switchboards, motor-control center ampacity, and SCCR in amperes rms symmetrical.
  - k. Identify series-rated interrupting devices for a condition where the available fault current is greater than the interrupting rating of the downstream equipment. Obtain device data details to allow verification that series application of these devices complies with NFPA 70 and UL 489 requirements.

### 3.6 FIELD ADJUSTING

- A. Adjust relay and protective device settings according to the recommended settings provided by the coordination study. Field adjustments shall be completed by the engineering service division of the equipment manufacturer under the Startup and Acceptance Testing contract portion.
- B. Make minor modifications to equipment as required to accomplish compliance with short-circuit and protective device coordination studies.
- C. Testing and adjusting shall be by a full-time employee of the Field Adjusting Agency, who holds NETA ETT Level III certification or NICET Electrical Power Testing Level III certification.
  - 1. Perform each visual and mechanical inspection and electrical test stated in NETA Acceptance Testing Specification. Certify compliance with test parameters. Perform NETA tests and inspections for all adjustable overcurrent protective devices.

### 3.7 DEMONSTRATION

- A. Engage the Coordination Study Specialist to train Owner's maintenance personnel in the following:
  - 1. Acquaint personnel in the fundamentals of operating the power system in normal and emergency modes.
  - 2. Hand-out and explain the objectives of the coordination study, study descriptions, purpose, basis, and scope. Include case descriptions, definition of terms, and guide for interpreting the time-current coordination curves.
  - 3. Adjust, operate, and maintain overcurrent protective device settings.

END OF SECTION 260573



## **SECTION 260574 - OVERCURRENT PROTECTIVE DEVICE ARC-FLASH STUDY**

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

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

#### 1.2 SUMMARY

- A. Section includes a computer-based, arc-flash study to determine the arc-flash hazard distance and the incident energy to which personnel could be exposed during work on or near electrical equipment.

#### 1.3 DEFINITIONS

- A. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
- B. One-Line Diagram: A diagram which shows, by means of single lines and graphic symbols, the course of an electric circuit or system of circuits and the component devices or parts used therein.
- C. Protective Device: A device that senses when an abnormal current flow exists and then removes the affected portion from the system.
- D. SCCR: Short-circuit current rating.
- E. Service: The conductors and equipment for delivering electric energy from the serving utility to the wiring system of the premises served.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For computer software program to be used for studies.
- B. Other Action Submittals: Submit the following submittals after the approval of system protective devices submittals. Submittals shall be in digital form.
  - 1. Arc-flash study input data, including completed computer program input data sheets.
  - 2. Arc-flash study report; signed, dated, and sealed by a qualified professional engineer.
    - a. Submit study report for action prior to receiving final approval of the distribution equipment submittals. If formal completion of studies will cause

delay in equipment manufacturing, obtain approval from Architect for preliminary submittal of sufficient study data to ensure that the selection of devices and associated characteristics is satisfactory.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Arc-Flash Study Specialist and Field Adjusting Agency.
- B. Product Certificates: For arc-flash hazard analysis software, certifying compliance with IEEE 1584 and NFPA 70E.

#### 1.6 CLOSEOUT SUBMITTALS

- A. Maintenance procedures according to requirements in NFPA 70E shall be provided in the equipment manuals.
- B. Operation and Maintenance Procedures: In addition to items specified in Section 017823 "Operation and Maintenance Data," provide maintenance procedures for use by Owner's personnel that comply with requirements in NFPA 70E.

#### 1.7 QUALITY ASSURANCE

- A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable.
- B. Arc-Flash Study Software Developer Qualifications: An entity that owns and markets computer software used for studies, having performed successful studies of similar magnitude on electrical distribution systems using similar devices.
  - 1. The computer program shall be developed under the charge of a licensed professional engineer who holds IEEE Computer Society's Certified Software Development Professional certification.
- C. Arc-Flash Study Specialist Qualifications: Professional engineer in charge of performing the study, analyzing the arc flash, and documenting recommendations, licensed in the state where Project is located. All elements of the study shall be performed under the direct supervision and control of this professional engineer.
- D. Field Adjusting Agency Qualifications: An independent agency, with the experience and capability to adjust overcurrent devices and to conduct the testing indicated, that is a member company of the International Electrical Testing Association or is a nationally recognized testing laboratory (NRTL) as defined by OSHA in 29 CFR 1910.7, and that is acceptable to authorities having jurisdiction.

### PART 2 - PRODUCTS

#### 2.1 COMPUTER SOFTWARE DEVELOPERS



- A. Software Developers:
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. SKM Systems Analysis, Inc.
    - b. ETAP
- B. Comply with IEEE 1584 and NFPA 70E.
- C. Analytical features of device coordination study computer software program shall have the capability to calculate "mandatory," "very desirable," and "desirable" features as listed in IEEE 399.

## 2.2 ARC-FLASH STUDY REPORT CONTENT

- A. Executive summary.
- B. Study descriptions, purpose, basis and scope.
- C. One-line diagram, showing the following:
  - 1. Protective device designations and ampere ratings.
  - 2. Cable size and lengths.
  - 3. Transformer kilovolt ampere (kVA) and voltage ratings.
  - 4. Motor and generator designations and kVA ratings.
  - 5. Switchgear, switchboard, motor-control center and panelboard designations.
- D. Study Input Data: As described in "Power System Data" Article.
- E. Short-Circuit Study Output: As specified in "Short Circuit Study Output" Paragraph in "Short-Circuit Study Report Contents" Article in Section 260572 "Overcurrent Protective Device Short-Circuit Study."
- F. Protective Device Coordination Study Report Contents: As specified in "Protective Device Coordination Study Report Contents" Article in Section 260573 "Overcurrent Protective Device Coordination Study."
- G. Arc-Flash Study Output:
  - 1. Interrupting Duty Report: Three-phase and unbalanced fault calculations, showing the following for each overcurrent device location:
    - a. Voltage.
    - b. Calculated symmetrical fault-current magnitude and angle.
    - c. Fault-point X/R ratio.
    - d. No AC Decrement (NACD) ratio.
    - e. Equivalent impedance.
    - f. Multiplying factors for 2-, 3-, 5-, and 8-cycle circuit breakers rated on a symmetrical basis.
    - g. Multiplying factors for 2-, 3-, 5-, and 8-cycle circuit breakers rated on a total basis

H. Incident Energy and Flash Protection Boundary Calculations:

1. Arcing fault magnitude with and without required Arc Energy Reduction methods.
2. Protective device clearing time.
3. Duration of arc.
4. Arc-flash boundary.
5. Working distance.
6. Incident energy.
7. Hazard risk category.
8. Recommendations for arc-flash energy reduction.

I. Fault study input data, case descriptions, and fault-current calculations including a definition of terms and guide for interpretation of the computer printout.

2.3 ARC-FLASH WARNING LABELS

- A. Comply with requirements in Section 260553 "Identification for Electrical Systems." Produce a 3.5-by-5-inch thermal transfer label of high-adhesion polyester for each work location included in the analysis.
- B. The label shall have an orange header with the wording, "WARNING, ARC-FLASH HAZARD," and shall include the following information taken directly from the arc-flash hazard analysis:
1. Location designation.
  2. Nominal voltage.
  3. Flash protection boundary.
  4. Hazard risk category.
  5. Incident energy.
  6. Working distance.
  7. Engineering report number, revision number, and issue date.
- C. Labels shall be machine printed, with no field-applied markings.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine Project overcurrent protective device submittals. Proceed with arc-flash study only after relevant equipment submittals have been assembled. Overcurrent protective devices that have not been submitted and approved prior to arc-flash study may not be used in study.

3.2 ARC-FLASH HAZARD ANALYSIS

- A. Comply with NFPA 70E and its Annex D for hazard analysis study.
- B. Preparatory Studies:

1. Protective Device Coordination Study Report Contents: As specified in "Protective Device Coordination Study Report Contents" Article in Section 16402 "Overcurrent Protective Device Coordination Study."
  - C. Calculate maximum and minimum contributions of fault-current size.
    1. The minimum calculation shall assume that the utility contribution is at a minimum and shall assume no motor load.
    2. The maximum calculation shall assume a maximum contribution from the utility and shall assume motors to be operating under full-load conditions.
  - D. Calculate the arc-flash protection boundary and incident energy at locations in the electrical distribution system where personnel could perform work on energized parts.
  - E. Include medium- and low-voltage equipment locations, except equipment rated 240-V ac or less fed from transformers less than 125 kVA.
  - F. Safe working distances shall be specified for calculated fault locations based on the calculated arc-flash boundary, considering incident energy of 1.2 cal/sq.cm.
  - G. Incident energy calculations shall consider the accumulation of energy over time when performing arc-flash calculations on buses with multiple sources. Iterative calculations shall take into account the changing current contributions, as the sources are interrupted or decremented with time. Fault contribution from motors and generators shall be decremented as follows:
    1. Fault contribution from induction motors should not be considered beyond three to five cycles.
    2. Fault contribution from synchronous motors and generators should be decayed to match the actual decrement of each as closely as possible (e.g., contributions from permanent magnet generators will typically decay from 10 per unit to three per unit after 10 cycles).
  - H. Arc-flash computation shall include both line and load side of a circuit breaker as follows:
    1. When the circuit breaker is in a separate enclosure.
    2. When the line terminals of the circuit breaker are separate from the work location.
  - I. Base arc-flash calculations on actual overcurrent protective device clearing time. Cap maximum clearing time at two seconds based on IEEE 1584, Section B.1.2.
- 3.3 POWER SYSTEM DATA
- A. Obtain all data necessary for the conduct of the arc-flash hazard analysis.
    1. Verify completeness of data supplied on the one-line diagram on Drawings and under "Preparatory Studies" Paragraph in "Arc-Flash Hazard Analysis" Article. Call discrepancies to the attention of Engineer.
    2. For new equipment, use characteristics submitted under the provisions of action submittals and information submittals for this Project.

3. For existing equipment, whether or not relocated, obtain required electrical distribution system data by field investigation and surveys, conducted by qualified technicians and engineers.
- B. Electrical Survey Data: Gather and tabulate the following input data to support study. Comply with recommendations in IEEE 1584 and NFPA 70E as to the amount of detail that is required to be acquired in the field. Field data gathering shall be under the direct supervision and control of the engineer in charge of performing the study, and shall be by the engineer or its representative who holds NETA ETT Level III certification or NICET Electrical Power Testing Level III certification.
1. Product Data for overcurrent protective devices specified in other Sections and involved in overcurrent protective device coordination studies. Use equipment designation tags that are consistent with electrical distribution system diagrams, overcurrent protective device submittals, input and output data, and recommended device settings.
  2. Obtain electrical power utility impedance at the service.
  3. Power sources and ties.
  4. Short-circuit current at each system bus, three phase and line-to-ground.
  5. Full-load current of all loads.
  6. Voltage level at each bus.
  7. For transformers, include kVA, primary and secondary voltages, connection type, impedance, X/R ratio, taps measured in per cent, and phase shift.
  8. For reactors, provide manufacturer and model designation, voltage rating and impedance.
  9. For circuit breakers and fuses, provide manufacturer and model designation. List type of breaker, type of trip and available range of settings, SCCR, current rating, and breaker settings.
  10. Generator short-circuit current contribution data, including short-circuit reactance, rated kVA, rated voltage, and X/R ratio.
  11. For relays, provide manufacturer and model designation, current transformer ratios, potential transformer ratios, and relay settings.
  12. Busway manufacturer and model designation, current rating, impedance, lengths, and conductor material.
  13. Motor horsepower and NEMA MG 1 code letter designation.
  14. Low-voltage cable sizes, lengths, number, conductor material and conduit material (magnetic or nonmagnetic).
  15. Medium-voltage cable sizes, lengths, conductor material, and cable construction and metallic shield performance parameters.

### 3.4 LABELING

- A. Apply one arc-flash label for 600-V ac, 480-V ac, and applicable 208-V ac panelboards and disconnects and for each of the following locations:
1. Motor-control center.
  2. Low-voltage switchboard.
  3. Switchgear.
  4. Medium-voltage switch.
  5. Control panel.

### 3.5 APPLICATION OF WARNING LABELS

- A. Install the arc-fault warning labels under the direct supervision and control of the Arc-Flash Study Specialist.

### 3.6 DEMONSTRATION

- A. Engage the Arc-Flash Study Specialist to train Owner's maintenance personnel in the potential arc-flash hazards associated with working on energized equipment and the significance of the arc-flash warning labels.

END OF SECTION 260574



## **SECTION 262000 - SERVICE AND DISTRIBUTION**

### PART 1 - GENERAL

#### 1.1 SYSTEM VOLTAGE

- A. The various building services from the service entrance rack shall be 120/208V, 3 phase, 4 wire.

#### 1.2 TERMINATIONS

- A. All wiring shall be sized based on 75°C rated conductors. All connectors shall be rated for 75°C in accordance with N.E.C. Article 110-14 requirements.

### PART 2 - PRODUCTS

#### 2.1 SAFETY SWITCHES

- A. Furnish and install safety switches as shown on the Drawings. All switches shall be fused NEMA Heavy Duty Type HD and Underwriter's Laboratories listed. All switches shall have blades that are fully visible in the "OFF" position with the door open. Switches shall be dead-front construction with permanently attached arc suppressers. Lugs shall be UL listed for copper and aluminum conductor and front removable. All current carrying parts shall be plated to resist corrosion. Switches shall be quick-make, quick-break type. During operation of the switch, the movable contacts shall not be able to be restrained by the handle once the closing or the opening action of the contacts has been initiated. Switches shall have cover interlocks to prevent opening of the switch door while the switch is in the "ON" position or closing the switch with the door open. Switch shall have padlocking capabilities in the "OFF" position.
- B. Safety switches shall be rated 600 volts for 480 volt service and rated 240 volts for 208 volt service. Switches shall be motor rated when used for motor loads. Switches shall be NEMA 1 enclosed for indoor applications and NEMA 3R for outdoor or wet area locations.
- C. Switches used for service entrance shall be service entrance rated. Safety switches shall be furnished complete with fuses.
- D. Safety switches shall be Square D Heavy Duty Class 3110 type, Eaton Heavy Duty type,

#### 2.2 FUSES

- A. All fuse holders shall be provided with dual-element, time-lag fuses as scheduled on the Drawings or as recommended by the equipment manufacturer. Fuses shall be rated 200,000 AIC. Fuses shall be Buss Fusetron, Economy Econ, or Gould Shawmut Tri-Onic for component protection and Buss Limitron, Economy Econolin, or Gould Shawmut

Amp-Trap for circuit protection.

## 2.3 CIRCUIT BREAKER PANELBOARDS

- A. Panelboards shall be sized as shown on the drawings and schedules, and shall be the bolted breaker panelboard type. Panelboards shall have copper bussing. Panelboards shall have door-in-door trim.
- B. All branch breakers are to be quick-make, quick-break (over center toggle device) with trip indication and common trip on all multiple breakers. Trip indication shall be clearly shown by breaker handle taking a position between "ON" and "OFF" position. Breakers shall be ambient compensated to carry full NEC load in 120 degree F room temperature. Panelboards shall have distributed phase busing throughout. Any two adjacent single pole breakers shall be replaceable by a two pole breaker, and any three adjacent single pole breakers shall be replaceable by a three pole breaker.
- C. Minimum interrupting capacity of breakers shall be as shown on panel schedules. No breakers shall be rated less than 10,000 RMS symmetrical amperes.
- D. Branch breakers shall be numbered 1, 3, 5, etc. from top to bottom beginning at the top of the left hand column so that #1 shall be on phase A, #3 on phase B, and #5 on phase C.
- E. All breakers shall be bolt on type. Panelboards for 120/208 volt or 120/240 volt service shall be Square D type NQ, Eaton Pow-R-Line series, Siemens PX series.

## PART 3 – EXECUTION

### 3.1 COORDINATION

- A. Contractor shall coordinate all service and distribution work with other crafts on the project.

### 3.2 TEST AND BALANCING

- A. At such times as the Architect directs, the Contractor shall conduct in the Architect's presence operating tests to demonstrate the electrical systems are installed and will operate properly and in accordance with the requirements of the specifications. The Contractor shall furnish instruments and personnel required for such tests. Any work that is found to be defective, or material that are found to vary from the requirements of the drawings or specifications shall be replaced by the Contractor without additional cost of the Owner.

### 3.3 EQUIPMENT FUSING

- A. All equipment shall be furnished complete with fuses as described herein and/or as shown on the Drawings. Contractor shall furnish one set of spare fuses for each size fuse furnished on the project. Fuses shall be delivered to Owner prior to acceptance of



project.

- B. Fusing for protective equipment shall be of the type specifically designed for the intended application. Fuses for service entrance rated equipment shall be Class L. Fuses for branch circuit protection shall be Class RK5 unless specified otherwise. Provide protective fuses as specifically required by the equipment manufacturer.

#### 3.4 INSTALLATION

- A. The Electrical Contractor shall place a sign at the Main Switchboard indicating the type and location of the emergency generator in accordance with National Electrical Code Article 702.8(A) requirements.
- B. Disconnecting means shall be provided for each motor and motor controller, and shall be located within site from the controller and motor locations in accordance with National Electrical Code Article 430.102 requirements.

END OF SECTION 262000



**SECTION 264313 - SURGE PROTECTION DEVICES FOR  
LOW-VOLTAGE ELECTRICAL POWER CIRCUITS**

PART 1 - GENERAL

1.1 SCOPE

- A. This section describes the materials and installation requirements for surge protective devices (SPD) for the protection of all AC electrical circuits.

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section. Other sections that may relate to the work in this section include, but are not limited to, the following:
  - 1. Section 260500 – Basic Electrical Materials and Methods

1.3 SUBMITTALS

- A. Submit shop drawings and product information for approval and final documentation in the quantities listed according to the Conditions of the Contract. Customer name, customer location, and customer order number shall identify all transmittals.
- B. Submittals shall include UL 1449 3rd Edition Listing documentation verifiable by visiting [www.UL.com](http://www.UL.com), clicking "Certifications" link, searching using UL Category Code: VZCA.
  - 1. Short Circuit Current Rating (SCCR)
  - 2. Voltage Protection Ratings (VPRs) for all modes
  - 3. Maximum Continuous Operating Voltage rating (MCOV)
  - 4. I-nominal rating (I-n)
  - 5. SPD shall be Type 1 UL listed and labeled
- C. Upon request, an unencapsulated but complete SPD formally known as TVSS shall be presented for visual inspection.
- D. Minimum of ten (10) year warranty

1.4 RELATED STANDARDS

- A. The following codes and standards shall be referenced:
  - 1. IEEE C62.41.1, IEEE Guide on the Surge Environment in Low-Voltage (1000 V and Less) AC Power Circuits,
  - 2. IEEE C62.41.2, IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits,

3. IEEE C62.45, IEEE Recommended Practice on Surge Testing for Equipment Connected to Low-Voltage (1000 V and Less) AC Power Circuits.
4. National Electrical Code: Article 285
5. UL 1283 - Electromagnetic Interference Filters
6. UL 1449, Third Edition, effective September 29, 2009 – Surge Protective Devices

#### 1.5 LISTING REQUIREMENTS

- A. SPD shall bear the UL Mark and shall be Listed to most recent editions of UL 1449 and UL 1283. "Manufactured in accordance with" is not equivalent to UL listing and does not meet the intent of this specification.
- B. SPD and performance parameters shall be posted at [www.UL.com](http://www.UL.com) under Category Code: VZCA. Products or parameters without posting at UL.com shall not be approved.

#### 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Engage a firm with at least ten (10) years' experience in manufacturing transient voltage surge suppressors.
- B. Manufacturer shall be ISO 9001 or 9002 certified.
- C. The manufacturer of this equipment shall have produced similar electrical equipment for a minimum period of five (10) years. When requested by the Engineer, an acceptable list of installations with similar equipment shall be provided demonstrating compliance with this requirement.
- D. The SPD shall be compliant with the Restriction of Hazardous Substances (RoHS) Directive 2002/95/EC.

#### 1.7 DELIVERY, STORAGE AND HANDLING

- A. Handle and store equipment in accordance with manufacturer's Installation and Maintenance Manuals. One (1) copy of this document to be provided with the equipment at time of shipment.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Provide internally mounted transient voltage suppressors as described herein.
- B. Manufacturer and/or manufacturer's model number listed in this Specification are used to establish general style, type, character, and quality of product desired. Similar items manufactured by manufacturers other than those listed will be considered, providing submittals are made according to Pre-Bid Approval requirements of Instructions to Bidders.

- C. Where no manufacturer or model number are given, any product meeting performance or design criteria, or referenced trade association standard may be used and Pre-Bid Approval is not required.
- D. Subject to compliance with the specified requirements, provide products by one of the following manufacturers:  
Advanced Protection Technologies  
Eaton

## 2.2 SURGE PROTECTIVE DEVICE FEATURES

- A. SPD shall be UL 1449 labeled with 200kA Short Circuit Current Rating (SCCR). Fuse ratings shall not be considered in lieu of demonstrated withstand testing of SPD, per NEC 285.6.
- B. SPD shall be UL 1449 labeled as Type 1 intended for use without need for external or supplemental overcurrent controls. Internal overcurrent and thermal overtemperature controls shall protect every suppression component of every mode, including N-G. SPDs relying upon external or supplementary installed safety disconnectors do not meet the intent of this specification.
- C. SPD shall be UL 1449 labeled with 20kA I-nominal (I-n) (verifiable at UL.com) for compliance to UL 96A Lightning Protection Master Label and NFPA 780.
- D. Suppression components shall be heavy duty 'large block' MOVs, each exceeding 30mm diameter.
- E. Standard 7 Mode Protection paths: SPD shall provide surge current paths for all modes of protection: L-N, L-G, L-L, and N-G for Wye systems; L-L, L-G in Delta and impedance grounded Wye systems.
- F. If a dedicated breaker for the SPD is not provided in the switchboard, the service entrance SPD shall include an integral UL Recognized disconnect switch. A dedicated breaker shall serve as a means of disconnect for distribution SPD's.
- G. SPD shall meet or exceed the following criteria:
  - 1. Minimum surge current capability (single pulse rated) per phase shall be:
    - a. Service Entrance applications:  
Eaton Model SPD300 Series with Maximum surge current capability of 300kA per phase.  
Advanced Protection Technologies Model TE\_XAS30 series with Maximum 7-Mode surge current capability of 300kA per phase.
    - b. Distribution applications:  
Eaton Model SPD200 Series with Maximum surge current capability of 200kA per phase.  
Advanced Protection Technologies Model TE\_XAS20 series with Maximum surge current capability of 200kA per phase
    - c. Branch Panel applications:  
Eaton Model SPD100 Series with Maximum surge current capability of 100kA per phase.

Advanced Protection Technologies Model TE\_XDS104 series with Maximum surge current capability of 100kA per phase

2. UL 1449 Listed Voltage Protection Ratings (VPRs) shall not exceed the following:

VOLTAGE	L-N	L-G	N-G
208Y/120V	700V	700V	700V
480Y/277V	1500V	1500V	1500V

- H. UL 1449 Listed Maximum Continuous Operating Voltage (MCOV) (verifiable at UL.com):

System Voltage	Allowable System Voltage Fluctuation (%)	MCOV
208Y/120	25%	150V
480Y/277V	20%	320V

- I. SPD shall include a serviceable, replaceable module (excluding Distribution).
- J. Service Entrance SPD shall have UL 1283 EMI/RFI filtering with minimum attenuation of - 50dB at 100kHz.
- K. SPD shall have a warranty for a period of ten (10) years, incorporating unlimited replacements of suppressor parts if they are destroyed by transients during the warranty period.
- L. Service Entrance SPDs shall be equipped with the following diagnostics:
1. Visual LED diagnostics including a minimum of one green LED indicator per phase, and one red service LED.
  2. Audible alarm with on/off silence function and diagnostic test function (excluding branch).
  3. Form C dry contacts
  4. Surge Counter
  5. No other test equipment shall be required for SPD monitoring or testing before or after installation.
- M. Distribution Panels and Branch Panels SPDs shall be equipped with the following diagnostics:
1. Visual LED diagnostics including a minimum of one green LED indicator per phase, and one red service LED.
  2. No other test equipment shall be required for SPD monitoring or testing before or after installation.
- N. Surge protection devices installed for individual equipment items shall meet or exceed the following criteria:
1. Minimum surge current capability (single pulse rated) per phase shall be:
    - a. Advanced Protection Technologies Model S50A series with dry contact and surge current capability shall be 50kA per phase.

2. UL 1449 Listed Voltage Protection Ratings (VPRs) shall not exceed the following:

VOLTAGE	L-N	L-G	N-G
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208Y/120V	600V	1000V	1000V
480Y/277V	1200V	2000V	1000V

3. UL 1449 Listed Maximum Continuous Operating Voltage (MCOV) (verifiable at UL.com):

System Voltage	Allowable System Voltage Fluctuation (%)	MCOV
208Y/120	25%	150V
480Y/277V	20%	320V

4. Furnished with NEMA 4X Polycarbonate enclosure.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. The installation shall meet the following criteria:

1. Install per manufacturer's recommendations and contract documents.
2. Install units plumb, level and rigid without distortion
3. One primary suppressor shall be installed internal to the service entrance in accordance with manufacturer instructions.
4. Service Entrance SPD shall be installed on the line or load side of the main service disconnect.
5. Service Entrance SPD ground shall be bonded to the service entrance ground.
6. At Service Entrance or Transfer Switch, a UL approved disconnect switch shall be provided as a means of servicing disconnect if a 60A breaker is not available.
7. One SPD shall be installed internal to each designated distribution panelboard.
8. At Distribution, MCC and Branch, TVSS shall have an independent means of servicing disconnect such that the protected panel remains energized. A 30A breaker (or larger) may serve this function.
9. SPD shall be installed per manufacturer's installation instructions with lead lengths as short (less than 24") and straight as possible. Gently twist conductors together.
10. Installer may reasonably rearrange breaker locations to ensure short & straightest possible leads to SPDs.
11. Before energizing, installer shall verify service and separately derived system Neutral to Ground bonding jumpers per NEC.

#### 3.2 ADJUSTMENTS AND CLEANING

- A. Remove debris from SPD and wipe dust and dirt from all components.
- B. Repaint marred and scratched surfaces with touch up paint to match original finish.

#### 3.3 TESTING

- A. Check tightness of all accessible mechanical and electrical connections to assure they are torqued to the minimum acceptable manufacture's recommendations.
- B. Check all installed panels for proper grounding, fastening and alignment.

3.4 WARRANTY

- A. Equipment manufacturer warrants that all goods supplied are free of non-conformities in workmanship and materials for one year from date of initial operation, but not more than eighteen months from date of shipment.

END OF SECTION 264313



## **SECTION 265000 - LIGHTING**

### **PART 1 - GENERAL**

#### **1.1 LIGHTING SCHEDULE**

- A. The Contractor shall install lighting fixtures and accessories as shown on the drawings and/or described herein. The Contractor shall also install lamps for all fixtures.

### **PART 2 - PRODUCTS**

#### **2.1 LED LIGHTING**

- A. Lighting fixtures with LED light sources shall meet the following fixture and light source requirements:
  - 1. LED Color Temperature – Cool White (CW), 5800K nom., CRI > 70
  - 2. Line Voltage – Universal Voltage 120-277 volts
  - 3. Governmental Standards – LM79 and LM80 Compliant
  - 4. Expected Lamp Life – LED Life Rating (L<sub>70</sub> B<sub>10</sub>) to be 60,000 hours to 100,000 hours; Defined as time of operation (in hours) to 30% lumen depreciation (i.e. 70% lumen maintenance), derived from Luminaire in-situ temperature measurement testing (i.e. LED chip package temperature (T<sub>s</sub>) measurement obtained with the LED chip package operating in given luminaire and in a given stabilized ambient environment) under UL1598 environments and directly correlated to LED package manufacturers IESNA LM-80-08 data. Predicted (L<sub>70</sub> B<sub>10</sub>) Limits (@ 25°C luminaire ambient operating environment): Greater than 60,000 hours @ 350mA Drive Current
  - 5. Driver – Components must be fully encased in potting material for moisture resistance, and must comply with IEC and FCC standards
  - 6. Surge Protection – Surge protection must be provided including separate surge protection built into electronic driver
  - 7. Mechanical – Luminaire LED system components to be low copper aluminum, with high performance heat sink(s) designed specifically for LED luminaires. No active cooling features (Fans, etc.). Luminaire configuration must allow for modular upgradability and/or field repair of all electrical components (i.e. LED modules, Driver(s), etc.). Drivers and vertical light bars must be all mounted to a twist-lock tool-less assembly for ease of installation and trouble-shooting.

#### **2.2 OCCUPANCY SENSORS**

- A. Sensor shall be a self-contained dual voltage ceiling mounted device capable of directly switching loads upon detection of human activity. Sensor must be circular, and mount to either a single gang enclosure, or surface mount to a round pancake box.
- B. Sensor must be rated for 120 through 277 VAC and be capable of switching zero to 1200 watts of electronic ballast loads. Sensors must be capable of parallel wiring for

multi-sensor applications.

- C. Sensor time delay shall be factory set for typical applications, and field adjustable from 30 seconds to 20 minutes. Sensor must provide a green LED motion indicator. Red LED denoting life safety shall not be permitted.
- D. PIR sensing must utilize a high density Fresnel domed lens, providing a circular view pattern of at least 360 degrees by 56 degrees.
- E. Passive Dual Technology (PDT) sensing must incorporate PIR with Microphonics, which utilizes a passive microphone with automatic gain control (AGC) to sense both occupants moving and sounds. The PIR must be used to initiate an on condition, once on the PIR or Microphonics shall keep the load on. After the time delay expires and the load goes off, the Microphonics shall remain active up to 10 seconds as a back-up grace period.
- F. Wall box mounted occupancy sensors shall mount in a standard utility box. Sensor shall have self-contained relay (no power pack required), utilize PIR and microphonics detection, and include auto sensitivity adjustment. Wall box sensor shall be intrinsically grounded and include ON/OFF switch and adjustable time delay.
- G. Occupancy Sensor:
  - 1. Ceiling mount for offices and restrooms – Lutron #LOS-CUS-1000-WH / PP-DV; Wattstopper UT-305-2/BZ-50; Sensor Switch CM PDT9
  - 2. Wall mount for offices, storage rooms, etc. – Lutron #MS+OPS6M-DV-color; Wattstopper WD-170-FINISH; Sensor Switch WSX
  - 3. Ceiling mount in large rooms – Lutron #LOS-CDT-2000WH, with #PP-DV universal power pack; Wattstopper DT-205 / BZ-50; Sensor Switch CM PDT10 with PP16
  - 4. Wall/ceiling mount at end of corridors – Lutron #LOS-WIR-WH / PP-DV 1600'ft coverage; Wattstopper CX-105 / BZ-50; Sensor Switch WV16 with PP16
  - 5. Wall/ceiling mount at center of corridors – Watt Stopper #CX-100-3 series, with #BZ-50 universal power pack; Sensor Switch WV16 with PP16
  - 6. Room controllers – Wattstopper #LMRC-101; nLight #nPP 16

## 2.3 FIXTURES

- A. Fixtures as described in the Fixture Schedule on the drawings shall be furnished by the Contractor and shall be properly installed.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Unless otherwise specified, lighting fixtures shall be permanently installed and connected to the wiring system.
- B. The Contractor shall support each fixture, independently from the building structure. Ceiling framing members shall not be used to support fixtures except in specified areas where ceiling supports for this purpose have been specified elsewhere in these

specifications. Each fixture shall have at least two fixture supports.

- C. Flexible conduit used for fixture whips shall be at least twelve (12) inches, but not more than 48 inches long.

### 3.2 CEILING COMPATIBILITY

- A. Catalog numbers shown on the drawings or descriptions of lighting fixtures contained herein may indicate fixture compatibility with certain types of ceiling construction. Contractor shall determine exact type of ceiling actually to be furnished in each area and shall obtain fixtures to suit, deviation from specified catalogue numbers or descriptions only where necessary and only to the extent necessary to insure fixture/ceiling compatibility.

### 3.3 LIGHT LEAKS

- A. The Contractor shall, at the end of this project, adjust all recessed lighting fixtures so that there will be no light leaks between the fixture trim and the ceiling. Contractor shall also adjust recessed fluorescent fixtures to eliminate any light leaks between fixture trim and ceiling grid member.

### 3.4 LAMPS

- A. The Contractor shall install lamps in all fixtures and shall obtain replacement lamps should any not properly operate or become damaged during construction.

### 3.5 EXIT FIXTURES

- A. Exit fixtures shall be installed according to Life Safety Code requirements, with face(s) plainly visible and directional arrows indicating the proper direction of egress.

END OF SECTION 265000



## **SECTION 283100 - FIRE DETECTION AND ALARM**

### PART 1 - GENERAL

#### 1.1 INCLUDED IN THIS SPECIFICATION

- A. Provide a complete fire alarm system per this project's plans and specifications. The system shall include a state-of-the-art, software-based control panel using addressable and analog type initiating devices and be capable of voice evacuation capabilities.

#### 1.2 REFERENCES

- A. Electrical Industries Association (EIA):

- 1. RS-232-D – Interface Between Data Terminal Equipment and Data Circuit-Terminating Equipment Employing Serial Binary Data Interchange
- 2. RS-485 – Electrical Characteristics of Generators and Receivers for Use in Balanced Multipoint Systems

- B. National Fire Protection Association (NFPA):

- 1. NFPA 12 – Standard on Carbon Dioxide Extinguishing Systems.
- 2. NFPA 13 – Installation of Sprinkler Systems.
- 3. NFPA 15 – Standard for Water Spray Fixed Systems for Fire Protection.
- 4. NFPA 16 – Standard for the Installation of Foam-Water Sprinkler and Foam-Water Spray Systems.
- 5. NFPA 16A – Standard for the Installation of Closed Head Foam-Water Sprinkler Systems.
- 6. NFPA 70 – National Electrical Code (NEC).
- 7. NFPA 72 – National Fire Alarm Code 2010 Edition
- 8. NFPA 90A – Standard for the Installation of Air Conditioning and Ventilating Systems.
- 9. NFPA 101 – Life Safety Code 2012 Edition
- 10. NFPA 750 – Standard on Water Mist Fire Protection Systems.
- 11. NFPA 5000 – Building Construction and Safety Code.
- 12. IBC Chapters 9 & 10 2012 Edition
- 13. ADAAG Americans with Disabilities Act Application Guidelines

- C. Fire Alarm Control Panel Equipment: System shall comply with applicable provisions of the following UL standards and classifications:

- 1. UL 864 9<sup>th</sup> Edition
- 2. UOJZ, Control Units, System.
- 3. SYZV Control Units, Releasing Device.
- 4. UOXX, Control Unit Accessories, System.

- D. The Fire Alarm Control Panel's U.L. Listed signaling types shall be:

- 1. Digital alarm communicator

2. Other Technology

1.3 SUBMITTALS

A. Equipment Submittal Brochures:

1. Provide minimum 10 copies of submittal brochures and shop drawings.
2. Submittal brochures shall be bound by means of 3 ring binders, binding combs or similar. Stapled brochures will be rejected.
3. Provide one submittal brochure in color, highlighted and reserved for use by the Louisiana State Fire Marshal Plan Review Office. This copy shall become the record copy for the project.
4. Include a cover page that indicates the following minimal information:
  - a. Project name and address.
  - b. Engineered systems distributor's name and contact information.
  - c. Installing contractor's name and contact information.
  - d. The date of the equipment submittals and date of any subsequent required re-submittals. Indicate on revised submittals the original submittal date and re-submittal date.
  - e. Architectural project review number assigned by the Louisiana State Fire Marshal's Office.
5. Provide a Scope of Work Narrative describing the system's basic operating premise in written word.
6. Provide a detailed Sequence of Operation Matrix Grid tailored for this project indicating the cause and effect of all fire alarm system control panels, input and output functions.
7. Include a system bill of material prepared specifically for this project. Include the make, model, description, quantity and manufacturer for every component to be installed in the project.
8. Provide manufacturer's data sheet for each component to be installed in the project. For data sheets that include multiple part numbers, options and accessories, the components included or pertinent to this project shall be highlighted in yellow.
9. Include the U.L. (Underwriters Laboratories) Certification for each component to be installed in the system. The U.L. Certification shall be placed directly behind its corresponding data sheet.
10. Manufacturer's device compatibility documentation shall be included proving testing and operational compatibility between control panels and peripheral devices.
11. Separate battery calculations shall be provided for each control panel and prepared on manufacturer's official worksheets.

B. Shop Drawings

1. Shop drawings shall be prepared with the contractor's own title block which shall include:
  - a. Project name and address.
  - b. Contractor's name, address and phone number.
  - c. Date.

- d. Drawing pages shall be numbered.
  - e. Bound with spines and stapled.
  - f. Floor plan scale.
  - g. Louisiana State Fire Marshal architectural assigned project number.
  - h. Revision number with re-submittal dates.
2. Drawings shall contain one floor per page. If a floor must be split use match lines and references that refer sheet number to match lines.
3. Floor plan shop drawings shall be prepared in AutoCAD.
4. Prepare floor plans to a 1/8" = 1'-0" scale unless directed otherwise by the architect.
5. Show all equipment, control panels, and device locations.
6. Include a distinct address for every device including panels, initiating, notification, auxiliary, and peripheral devices. All visual notification appliances shall have their candela indicated.
7. Floor plans shall include the following:
  - a. Door swings.
  - b. Room names and numbers.
  - c. Reflected ceiling plan overlay.
  - d. Ceiling heights.
  - e. Fire and smoke barriers.
  - f. Office furnishings when available.
8. Include a symbol schedule of devices for this project.
9. Include the necessary details and general notes for mounting heights, device placement restrictions, etc.
10. End-of-line symbols shall be shown on the floor plans.
11. Riser locations shall be indicated on the floor plan by a bold circle.
12. A detailed riser shall be provided as part of the shop drawings. The riser shall include:
  - a. Control panels, power supplies, annunciators, demark cabinets, each identified with its own address and description matching the symbol schedule.
  - b. Operating power requirements with breaker panel and breaker number identification.
  - c. All system circuits including initiating, notification, SLC, power, control, monitor, network, audio, riser, fiber optic, phone, category cable and auxiliary circuits. Circuits shall be individually addressed indicating wire type, size, quantity and color.
  - d. Provide a point to point diagram of every system device on its riser circuit using the exact device symbol as the floor plan. Provide the corresponding device address and candela rating next to each device.
  - e. Provide the cumulative current draw at the end of each notification appliance circuit.
  - f. Indicate location and placement of surge suppressors.
  - g. Provide detail circuit diagrams for connections with systems from other trades.

#### 1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name, number and manufacturer.
- B. Store materials in clean, dry area indoors in accordance with manufacturer's instructions.
- C. Protect materials from damage during handling and installation.

#### 1.5 WARRANTY

- A. Contractor shall warranty material and installation against defects in manufacturing and workmanship for a period of one year beginning on the date of final acceptance of the project. Warranty related service calls shall be provided at no charge during the contractor's normal working hours.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. The following are acceptable manufacturers and series for control panels.
  - 1. EST3X Series
  - 2. Gamewell E3 Series
- B. References to manufacturer's model numbers and other information is intended to establish minimum standards of performance, function, and quality.

#### 2.2 FIRE ALARM SYSTEM

- A. Control Panel shall be EST3X or Gamewell E3 Series with integral audio controls inside the cabinet.

#### 2.3 CONTROL PANEL

- A. System Cabinet
  - 1. Shall be all metal with a textured finish suitable for surface or semi-flush mounting. Cabinets containing anything non-metal are not acceptable.
  - 2. Front door of steel construction with lockout or dead-front inner door of steel construction to conceal internal circuitry and wiring.
  - 3. Cabinet shall be capable of housing 12 amp hour batteries.
  - 4. Cabinet shall be pre-fabricated to accept all available internal circuitry. Installations with loosely hanging internal panel components will not be accepted.
- B. Main Power Supply



1. Shall incorporate the latest power-saving switching technology using no step-down transformers.
2. Shall provide minimum 7 amps of continuous rated output to supply all necessary power under normal and emergency conditions.
3. Shall include an internal battery charger capable of charging up to 55 amp hour batteries while under full load.

C. Batteries

1. Provide U.L. Listed batteries of sufficient capacity to provide power for the entire system automatically upon loss of AC power for a period of 24 hours with 15 minutes of alarm signaling at the end of the 24 hour period.
2. Battery connectors shall be the exact size and type required for the standby battery posts or tabs.
3. Connect batteries to the main panel with minimum 14 AWG stranded hook up wire. Red for positive and black for negative. Use fully insulated crimp style connectors.

D. Battery Cabinets

1. Provide U.L. listed metal battery cabinet and enclosures with key lockable door for installations requiring batteries too large to be housed in control panels.
2. Battery cabinet shall be textured painted to match the control panel it is housing the batteries for.

E. Display

1. Main control panel shall include a color touch screen display for user interface.
2. Display shall be capable of a minimum 200 characters.
3. The touch screen communications shall be textual RS-485 based with the capability of being mounted locally or remotely.
4. The display shall provide both audible and visual annunciation of all system events.
5. Separate LED's shall be dedicated for:
  - a. AC (normal power): Green
  - b. Fire: Red
  - c. Hazard: Blue
  - d. Supervisory: Yellow
  - e. Trouble: Yellow
  - f. Silenced: Yellow
6. Pre-programmed keys shall be on board for:
  - a. Menu
  - b. Fire Drill
  - c. System Reset
7. Display shall contain a minimum 5 keys that can be custom programmed for system functions
8. The display shall be suitable to be remotely installed as a remote annunciator up to 3,000 feet away from the main CPU cabinet. The remote display shall be available with a manufacturer's custom metal cabinet suitable for surface or

semi flush installation complete with a lockable see through door and textured finish matching the main control cabinet.

F. Main System CPU

1. System CPU shall incorporate a 32-bit RISC multiprocessor design on a single circuit board. An isolated watchdog circuit shall monitor the microprocessor and shall activate system trouble on the display upon any failure. The system program shall not be lost upon any loss of power. The CPU software shall support control-by-event (CBE) programming using Boolean logic including AND, OR, NOT, XOR and TIMING functions to provide complete custom programming flexibility. An auto programming option shall be available where only devices that are present on the SLC shall activate.
2. System shall be programmed via the manufacturer's proprietary field configuration program (FCP), allowing the project configuration custom programming to be uploaded and downloaded via a portable laptop computer at the project.
3. An RJ-45 Ethernet port shall be provided to accept downloaded programs from a portable computer, or provide 80-column readout of all alarms, troubles, location descriptions, time, and date. Communication shall operate at 10/100 speeds.
4. An on-board supervised RS-232C Serial Output shall be included to operate remote printers and video terminals.
5. The system CPU shall include an on-board supervised RS-485 Serial Output for connection and communication to system modules. The RS-485 port shall allow for communication with remote annunciator modules up to 3,000' from the cabinet.
6. Smoke detector alarm verification shall be a standard software option while allowing other devices such as manual stations and sprinkler flow to create immediate alarms. This feature shall be selectable for smoke sensors that are installed in environments prone to nuisance or unwanted alarms.
7. Standard software shall provide for the analog drift compensation of smoke detectors allowing each smoke detector to automatically adjust its sensitivity to accommodate changes caused by the effects of component aging or its surrounding environment including dust. Each sensor shall maintain its actual sensitivity under adverse conditions to respond to alarm conditions while ignoring factors which generally contribute to nuisance alarms. System trouble circuitry shall activate, display smoke detectors that require cleaning and maintenance.
8. System software shall automatically test each analog smoke sensor a minimum of 3 times daily. Test shall be a recognized functional test of each photocell (analog photoelectric sensors) and ionization chamber (analog ionization sensors) as required annually by NFPA 72. Failure of sensor test shall activate system trouble circuitry, display "Test Failed" indication, and identify individual device that failed.
9. The system control panel shall be capable of setting any detector or sensor into Positive Alarm Sequence mode. Positive Alarm Sequence will operate in the following manner. Any alarms received from a device will activate an alarm at the control panel but will not execute any output functions (e.g. turning on the strobes or fire horns). The operator has 30 seconds to "acknowledge" the event or the system will activate a general alarm and sound all the fire horn and strobes. If the operator does acknowledge the vent within thirty (30) seconds, the panel will start a timer for 180 seconds (3 minutes) in which time the operator must find the device in alarm and reset the device. If the operator has not performed

a reset within 180 seconds or a second device reports an alarm, the system will immediately sound the general alarm.

10. The CPU display shall have the option of being configured as an additional remote annunciator. This annunciator shall be mounted in its own metal cabinet with lockable door.
11. The CPU shall maintain a 4100 event history log. The log shall be maintained upon loss of any power.
12. 24 volt D.C. power-limited 1 amp outputs shall be provided for both resettable and non-resettable power. The outputs shall be screw terminal on board the CPU board.
13. Manufacturer's standard software shall accommodate a 1 man walk test feature.

G. Signaling Line Circuits

1. Provide 1 SLC loop for this project. Projects including more than 1 floor shall include a second SLC loop. Each SLC shall be capable of being wired Class B Style 4 or Class A Style 6 and shall operate in NFPA Style 7 configuration when equipped with isolator modules.
2. Each SLC shall accommodate a maximum 159 analog sensors and 159 monitor/control devices.

H. Notification Appliance Circuits

1. The CPU shall include a minimum 4 on-board polarized NAC circuits rated at 2 amps DC each. Each NAC shall be capable of being wired Class B, Style Y or Class A, Style Z.

I. Dry Contacts

1. Form C dry contacts with a 2 amp at 30VDC resistive rating shall be included on-board the CPU for alarm, trouble and supervisory events.

J. DACT

1. Fire alarm control panel shall include a Digital Alarm Communicator Transmitter (DACT) for signaling to central station. DACT shall contain "Dialer-Runaway" feature preventing unnecessary transmissions as result of intermittent faults in system and shall be Carrier Access Code (CAC) compliant, accepting up to 20-digit central station telephone numbers. Fire department shall be consulted as to authorized central station companies serving municipality. Fire alarm system shall transmit both alarm and trouble signals, with alarm having priority over trouble signal. Contractor shall be responsible for all installation charges and Owner will be responsible for line lease charges
2. DACT shall be a U.L. listed internal component of the main control panel and shall be capable of transmitting specific detailed point by point system events to the monitoring station.
3. Systems using external standalone digital communicators will not be accepted.

K. Cellular/IP COMMUNICATOR

1. Provide a dual path commercial fire communicator as part of this project.
2. Acceptable manufacturers:
3. Fire-Lite Alarms Model IPGSM-4G by Honeywell. All equipment must be available

"over the counter" through security equipment distributor network markets and can be installed by dealerships who are independent of the manufacturer. No substitutions allowed.

4. The central station's supervisory equipment shall be Honeywell's AlarmNet Network Control Center.
5. Contract the services of a monitoring company sub-contractor or distributor to provide, program the communicator and provide monitoring of the system.
6. The communicator shall use the internet or GSM cellular network as a primary transmission format.
7. IPGSM-4G Communicator is connected to any Fire Alarm Control Panel DACT telephone ports, the system shall be capable of transmitting Contact ID formatted alarms, supervisory or troubles to a Honeywell's AlarmNet Network Control Center equipped with a Honeywell AlarmNet receiver via Ethernet over a private or public WAN/LAN, Intranet or Ethernet.
8. The IPGSM-4G Communicator shall include connections to the Fire Alarm Control Panel's phone outputs and shall convert the contact ID protocol into Ethernet Packets.
9. The IPGSM-4G Communicator shall be completely field-programmable locally from a 7720P Programming Tool.
10. The IPGSM-4G Communicator shall be capable of transmitting events in contact ID format.
11. Communication shall include vital system status such as:
  - a. Independent Zone (Alarm, trouble, non-alarm, supervisory)
  - b. Independent Addressable Device Status
  - c. AC (Mains) Power Loss
  - d. Low Battery and Earth Fault
  - e. System Off Normal
  - f. 24 Hour Test Signal
  - g. Abnormal Test Signal (per UL requirements)
12. The IPGSM-4G Communicator shall support independent zone reporting via the Contact ID format. This format shall enable the central station to have details concerning the location of the fire for emergency response. The IPGSM-4G Communicator shall be capable of providing simulated phone lines to the Fire Alarm Control Panel. The IPGSM-4G Communicator shall communicate over IP or GSM primary and shall be transparent to the Fire Alarm Control Panel normal operation over phone lines.

## 2.4 PRINTERS

- A. A printer shall not be required for this project.

## 2.5 SUPPLEMENTARY NOTIFICATION APPLIANCE POWER SUPPLIES

- A. The following are acceptable manufacturers and series for supplementary notification appliance circuit power supplies. No substitutions are allowed. It is the intent of this specification that all notification equipment must be available over the counter through security equipment distributor network markets

1. APS6 or APS10 with the appropriate amp.

- B. The supplementary NAC power supply shall offer up to 6.0 amps continuous regulated 24-volt power. The power supply shall include the following features:
  - 1. Integral Charger: Charge up to 35.0 amp-hour batteries and support 60-hour standby.
  - 2. 2 Input Triggers. Input trigger shall be Notification Appliance Circuit (from fire alarm control panel) or supervised addressable relay.
  - 3. Surface-mount back box.
  - 4. Ability to delay AC fail delay in accordance with applicable NFPA requirements.
  - 5. Power limited circuitry in accordance with applicable UL standards.
  - 6. Operates as sync follower or a sync generator.
  - 7. Shall have on-board built in sync capability for System Sensor and Wheelock brand appliances.
- C. Do not exceed 75% of the power supply's available listed current. Provide the necessary quantity of power supplies to satisfy this requirement with the quantity of devices indicated on the plans.

## 2.6 SYSTEM PERIPHERALS

- A. Every devices address shall be set by means of a rotary-decimal switch using a standard screwdriver. Devices using or requiring binary switches, handheld device programmers or addressed only through software mapping shall not be acceptable.
- B. Smoke detectors
  - 1. Shall be fully listed and compatible with the furnished system.
  - 2. Each detector shall be provided with 2 status LEDs that shall flash under normal conditions and remain steady during alarm conditions.
- C. Pull Stations
  - 1. Shall be fully listed and compatible with the furnished system, dual action, and constructed of Lexan with clearly visible operating instructions provided on cover. The word FIRE shall appear on front of stations in raised letters.
  - 2. Stations shall be designed so after actuation they cannot be restored except by key reset.
  - 3. Stations shall be keyed alike with the fire alarm control panel and NAC power supply.
  - 4. Surface boxes shall be available as an option from the manufacturer.
  - 5. Pull stations shall not utilize glass rods.
- D. Duct Detectors
  - 1. Duct detectors shall be System Sensor DNR or DNRW Series housings.
  - 2. Housings and all the related accessories listed below shall be provided for the each of the following:
    - a. On the ductwork of every supply branch of every HVAC air handling/rooftop unit exceeding 2,000 CFM
    - b. On the ductwork of every return branch of HVAC air handling/rooftop unit exceeding 2,000 CFM. Where duct detectors cannot be practically or

effectively installed on return ductwork, securely fasten the duct detector on the side of the AHU and install and secure its sampling tube across the front of the return air filter.

- c. On every shown smoke and fire/smoke damper. Where duct detectors cannot be practically installed on dampers consult with the general contractor to coordinate their installation with other trades.
  3. The housing shall include the listed addressable photoelectric smoke detector head which shall twist in and lock inside the housing.
  4. Provide System Sensor DST Series sampling tube of enough length to extend 75% of the width of the duct it is being installed in. Sampling tubes in ducts exceeding widths of 6 feet shall extend and install across the entire width of the duct and be supported by drilling a hole in the opposite side of the ductwork.
  5. A System Sensor model RTS151KEY module shall be installed for each duct detector. Provide phenolic labels identifying the related HVAC unit it is connected to. The RTS151KEY module shall mount in a standard single gang electrical box. Verify and coordinate location of RTS151KEY modules with architect.
  6. Provide one addressable relay module for each HVAC required function including:
    - a. AHU Shutdown
    - b. Smoke damper operation
    - c. Smoke sequence/exhaust/pressurization operations
  7. System designs incorporating hardwired, conventional relays for any mechanical functions are not allowed and will be subsequently rejected.
- E. Thermal Detectors
1. Shall be listed and compatible with the furnished system.
  2. Detector shall be rated at 135 degrees and shall have rate of rise element rated at 15 degrees per minute.
- F. Addressable Monitor Modules
1. Where required provide addressable monitor modules to monitor normally open dry contacts from other non-addressable equipment.
  2. Module shall be suitable for installation on a standard 4" square electrical box 2-1/8" deep and shall include the manufacturer's matching cover plate.
  3. An LED shall be visible on the outside of the module's cover plate and shall flash under normal conditions and remain on steady when it's connected device is in alarm.
  4. Modules not suitable for mounting directly onto a 4" square electrical box or those which wire with pigtail type connectors are not acceptable.
- G. Supervised Addressable Output Module
1. Provide addressable supervised output module where required for the project to provide a supervised, programmed 24volt DC reverse polarity output.
  2. Module shall be suitable for installation on a standard 4" square electrical box 2-1/8" deep and shall include the manufacturer's matching cover plate.

3. An LED shall be visible on the outside of the module's cover plate and shall flash under normal conditions and remain on steady when the module is activated.

H. Addressable Relay Output Module

1. Provide addressable modules suitable for installation on a standard 4" square electrical box 2-1/8" deep and shall include the manufacturer's matching cover plate.
2. The module shall provide two isolated sets of Form-C normally open and normally closed contacts
3. Contact ratings shall be rated at minimum 2.0 amps resistive or 1.0 amp inductive
4. An LED shall be visible on the outside of the module's cover plate and shall flash under normal conditions and remain on steady when the module is activated.

I. Audio Visual Notification Appliances

1. Shall be System Sensor SpectrAlert Advance Series listed for use on both wall and ceiling as indicated on the plans.
2. Provide devices white in color with red FIRE screened on device from manufacturer.
3. Audio visual devices shall be one complete assembly utilizing a speaker for audible notification for this project.
4. The device shall be suitable for mounting on standard electrical boxes using the manufacturer's universal mounting plate. The strobe device shall snap into the mounting plate and secured by one fastener.
5. The manufacturer's mounting plate shall include screw terminals to accept all field wiring.
6. Candelas shall be selectable in settings of 15, 15/75, 30, 75, 95, 110, 115, 135, 150, 177 and 185.
7. The strobe shall be listed to U.L. 1971 standards and meet all current ADAAG Guidelines.
8. The system shall utilize speakers for audible alarm notification. The speakers shall be listed to UL 1480 for Fire Protective Signaling Systems. It shall be a dual-voltage transformer speaker capable of operation at 25.0 or 70.7 nominal Vrms. The speaker shall have a frequency range of 400 to 4,000 Hz. The speaker shall be capable of mounting to a standard 4x4x2 1/8 electrical box. The speaker shall have power taps from 1/4 watt to 2 watts and voltage output selectable via rotary switches. The speaker shall have a maximum sound output of 86 dB at 10 feet. Provide System Sensor Spectralert SPS Series speakers and speaker strobe devices.
9. Provide manufacturer's surface mount and weatherproof backboxes where required.

2.7 WIRE AND CABLE

A. The following are acceptable manufacturers:

1. Windy City Wire
2. General Cable

- B. Cable shall be approved for plenum use without conduit per the NFPA 262 Flame Test
- C. Cable shall be approved per NEC 800, 760; UL, CMP, FPLP UL, RoHS Complaint

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and surfaces to receive fire alarm system.
  - 1. Notify Architect of conditions that would adversely affect installation or subsequent use.
  - 2. Do not begin installation until unacceptable conditions are corrected.

### 3.2 INSTALLATION

- A. Install fire alarm system in accordance with NFPA 72, NFPA 70, state and local codes, manufacturer's instructions, and as indicated on the Drawings.
- B. Conceal conduit, junction boxes, and conduit supports and hangers in finished areas. Conceal or expose conduit, junction boxes, and conduit supports and hangers in unfinished areas.
- C. Do not install smoke detectors before system programming and test period. If construction is ongoing during this period, take measures to protect smoke detectors from contamination and physical damage.
- D. Flush-mount fire detection and alarm system devices, control panels, and remote annunciators in finished areas. Flush-mount or surface-mount fire detection and alarm system devices, control panels, and remote annunciators in unfinished areas.
- E. Ensure manual stations are suitable for surface mounting or semi-flush mounting as indicated on the Drawings. Install not less than 42 inches, not more than 48 inches, above finished floor measured to operating handle.

### 3.3 FIELD QUALITY CONTROL

- A. Manufacturer's Field Services: Provide service of competent, factory-trained technician authorized by manufacturer to technically supervise and participate during pre-testing and acceptance testing of system.
- B. Testing:
  - 1. Conduct complete visual inspection of control panel connections and test wiring for short circuits, ground faults, continuity, and insulation before energizing cables and wires.
  - 2. Close each sprinkler system control valve and verify proper supervisory alarm at Control Panel.
  - 3. Verify activation of flow switches.
  - 4. Open initiating device circuits and verify that trouble signal actuates.
  - 5. Open signaling line circuits and verify that trouble signal actuates.
  - 6. Open and short notification appliance circuits and verify that trouble signal actuates.
  - 7. Ground initiating device circuits and verify response of trouble signals.



8. Ground signaling line circuits and verify response of trouble signals.
9. Ground notification appliance circuits and verify response of trouble signals.
10. Check installation, supervision, and operation of intelligent smoke detectors.
11. Introduce on system each of the alarm conditions that system is required to detect. Verify proper receipt and proper processing of signal at Control Panel and correct activation of control points.
12. Consult manufacturer's manual to determine proper testing procedures when system is equipped with optional features. This is intended to address such items as verifying controls performed by individually addressed or grouped devices, sensitivity monitoring, verification functionality, and similar.

C. Acceptance Testing:

1. Before installation shall be considered completed and acceptable by AHJ, a complete test using as a minimum, the following scenarios shall be performed and witnessed by representative approved by Engineer. Monitoring company and/or fire department shall be notified before final test in accordance with local requirements.
2. Contractor's job foreman, in presence of representative of manufacturer, representative of Owner, and fire department shall operate every installed device to verify proper operation and correct annunciation at control panel.
3. Open signaling line circuits and notification appliance circuits in at least 2 locations to verify presence of supervision.
4. When testing has been completed to satisfaction of both Contractor's job foreman and representatives of manufacturer and Owner, a notarized letter co-signed by each attesting to satisfactory completion of said testing shall be forwarded to Owner and fire department.
5. Leave fire alarm system in proper working order and, without additional expense to Owner, replace defective materials and equipment provided within 1 year (365 days) from date of final acceptance by the owner.

3.4 DEMONSTRATION

- A. Provide instruction as required for operating fire alarm system.

END OF SECTION 283100



## **SECTION 312300 – TRENCHING, BACKFILLING AND COMPACTION**

### PART 1 – GENERAL

#### 1.1 SUMMARY

##### A. Work Included

1. Excavation for piped utility material.
2. Provide necessary sheeting, shoring and bracing.
3. Prepare trench bottom with appropriate materials.
4. Dewater excavation as required.
5. Place and compact granular beds, as required, and backfill.

#### 1.2 PRECAUTIONS

- A. Notify utility companies when necessary to disturb existing facilities and abide by their requirements for repairing and replacing.
- B. Protect all vegetation and other features to remain.
- C. Protect all benchmarks and survey points.

### PART 2 – PRODUCTS

#### 2.1 BEDDING AND BACKFILL MATERIALS

- A. Class I Material: Angular, 1/4 to 1 inch graded stone including a number of fill materials that have regional significance such as crushed stone, cinders, slag, and crushed shells.
- B. Class II Material: Coarse sands and gravels with a maximum particle dimension of 1-1/2 inch including variously graded sands and gravels containing small percentages of fines, generally granular and non-cohesive, either wet or dry.
- C. Class III Material: Fine sand and clayey gravels, including fine sands, sand-clay mixtures, and gravel-clay mixtures.
- D. Class IV Material: Silt, silty clays, and clays, including inorganic clays and silts of medium to high plasticity and liquid limits.
- E. Class V Material: Organic soils, as well as, soil containing frozen earth, debris, rocks larger than 1-1/2 inches and other foreign material. Whenever encountered in the trench Class V Material shall be removed and disposed of as excess excavation. Class V Material shall not be used for pipe bedding or backfill.
- F. Class A Material: Continuous concrete cradle constructed in conformity with details shown on drawings, consisting of Class "B" concrete, 3000 psi minimum

comprehensive strength at 28 days.

- G. Class B Material: Sand or a natural sandy soil, all passing a 3/8" sieve with not more than 10% passing a No. 200 sieve; or stone, gravel, chert or slag.
- H. Class C Material: Natural ground or compacted embankment at a depth of at least 10% of the outside vertical pipe diameter.

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A. Install barriers and other devices to protect areas adjacent to construction.
- B. Protect and maintain all benchmarks and other survey points.

#### 3.2 EXCAVATION TRENCHES

- A. Perform in such a manner as to form a suitable trench in which to place the pipe and so as to cause the least inconvenience to the public.
- B. Maximum width at the crown of the pipe - 2'-0" plus the nominal outside diameter of the pipe.
- C. Cut pavement along neat, straight lines with either a pavement breaker or pavement saw.
- D. Trench depth: As shown on the plans.
- E. Align trench as shown on the plans unless a change is necessary to miss an unforeseen obstruction. If an unforeseen obstruction is encountered, do not proceed without the direction of the Architect.
- F. For pressure lines, shape the bottom of the trench to provide uniform bearing of the pipe on undisturbed earth throughout its entire length. Dig bell holes to aid in securing uniform support of the pipe.
- G. For gravity lines, fill the bottom of the trench with granular material as specified herein as shown on the Plans.
- H. When unstable soil is encountered at the trench bottom, remove it to a depth required to assure support of the pipeline or to a depth directed by Architect and backfill to the proper grade with Class I material.
- I. Unless otherwise directed by Project Engineer, all areas requiring undercut shall be underlain by a heavy weight, non-woven geotextile filter fabric sufficient to encapsulate all bedding material as shown on the plans.
- J. No more than 50 feet of trench will be excavated ahead of backfilling operations.

### 3.3 SHEETING SHORING, AND BRACING

- A. When necessary or when required by local, State or Federal safety requirements, furnish, put in place, and maintain such sheeting, bracing, etc., as may be required to support the sides of the excavation and to prevent movement which can in any way damage adjacent pavement or other structures, damage or delay the work of construction or endanger life or health.
- B. Take care to prevent voids outside the sheeting.
- C. If voids are formed, immediately fill and ram to correct voids.
- D. Devise plans for performing this work subject and submit to the Architect.
- E. Unless adjacent facilities will be injured, remove all sheeting, shoring and bracing after backfill has been placed to within of 18 inches of the final surface grade.
- F. If adjacent facilities will be injured by the removal of sheeting, cut shoring off at the top of the pipe and leave the lower section in the trench.

### 3.4 DISPOSAL OF EXCAVATED MATERIAL

- A. Satisfactorily dispose of all excess excavated material that cannot be used or is not suitable for trench backfill.

### 3.5 UNAUTHORIZED EXCAVATION

- A. All excavation outside or below the proposed lines and grades shown on the plans.
- B. Backfill areas of unauthorized excavation with the type material necessary (earth, rock or concrete) to insure the stability of the utility or structure involved.
- C. Unauthorized excavation or backfill to replace same shall be at Contractor's expense.

### 3.6 REMOVAL OF WATER

- A. Keep excavated areas free of water while work is in progress.
- B. Dewatering shall be performed as required by ground conditions at no additional cost to the Owner.
- C. Take particular precautions to prevent the displacement of structures or pipelines as a result of accumulated water.

### 3.7 OBSTRUCTIONS

- A. Obstructions shown on the plans are for information only and do not guarantee their exact locations nor that other obstructions are not present.

- B. When utilities or obstructions are not shown on the plans but are present at the location of a proposed utility route, the Contractor may request to relocate the pipeline if necessary to avoid disturbing the utility or obstructions.
- C. Exercise due care in excavating adjacent to existing obstructions and do not disturb same.
- D. In the event obstructions are disturbed, repair or replace as quickly as possible to the condition existing prior to their disturbance.
- E. If required by the Conditions of the Contract, pay for the repair or replacement work performed by the forces of the utility company or other appropriate party.
- F. If replacement or repair of disturbed obstructions is not performed after a reasonable period of time, the Owner may have the necessary work done and deduct the cost of same from payments to the Contractor.

### 3.8 GRAVITY SEWER BEDDING

- A. Always maintain proper grade and alignment during the bedding and tamping process.
  - 1. Any pipe dislodged during this process shall be replaced by the Contractor at his expense.
  - 2. Dig bell holes to assure uniform support of the pipe.
- B. Unless shown otherwise on the Plans Bedding for PVC, Closed Profile PVC, Open Profile PVC, DI, and RCP Sewers as follows:
  - 1. Bed all PVC pipe regardless of size in compacted Class I angular material from 6" below the pipe up to 6 inches above the top of the pipe, with minimum 6 inch side bedding.
  - 2. Bed all RCP and DI pipe in Class I angular material from 6" below the pipe to the top of the pipe, with minimum 6 inch side bedding.

### 3.9 BEDDING FOR PRESSURE LINES

- A. Unless shown otherwise on the plans:
  - 1. Bed in a trench cut in natural ground.
  - 2. Dig bell holes to assure uniform support throughout the entire length of pipe.
  - 3. Excavate the trench in such a manner as to form a suitable bed in which to place the pipe.

### 3.10 INITIAL BACKFILLING

- A. Do not begin backfilling before the Soils Engineer has inspected the grade and alignment of the pipe, the bedding of the pipe, and the joints between the pipe. If backfill material is placed over the pipe before an inspection is made, reopen the trench in order for an inspection to be made.
- B. The initial backfill shall be mechanically tamped in lifts not exceeding eight inches

loose to a minimum of 90% Standard Proctor density, ASTM D698, to a point 18" above the top of the pipe. Compaction testing shall be conducted along the completed initial backfill at 50' maximum intervals, or more frequently as conditions may warrant.

### 3.11 FINAL BACKFILLING

- A. After the backfill has reached a point 18" or more above the top of the pipe, perform final backfilling depending on the location of the work and danger from subsequent settlement.
- B. Backfilling in Unimproved Areas:
  - 1. Dispose of and replace all soft or yielding material which is unsuitable for trench backfill with suitable material.
  - 2. Deposit backfill to the surface of the ground by dragline, bulldozer, or other suitable equipment in such a manner so as not to disturb the pipe.
  - 3. Backfill shall be compacted to at least 90% Standard Proctor density, ASTM D698. Backfilling shall be performed in lifts not exceeding eighteen inches, loose. Compaction testing shall be conducted along every third lift at 50' maximum intervals, or more frequently as conditions may warrant.
  - 4. Neatly round sufficient surplus excavated material over the trench to compensate for after settlement.
  - 5. Dispose of all surplus excavated material.
  - 6. Prior to final acceptance, remove all mounds to the elevation of the surrounding terrain.
  - 7. Contractor shall maintain backfilled trench until warranty period of project is expired.
- C. Backfilling Beneath Driveways and Streets where Rigid and Non-Rigid Type Surfacing is to be Replaced:
  - 1. Use Class II granular material. If detailed on the Plans as such, a low strength flowable concrete backfill shall be used. In this case, delete Items C-2, 3 and 4 below:
  - 2. Carefully deposit in uniform layers, not to exceed 24" thick.
  - 3. Compact each layer with tools suitable for that purpose in such a manner so as to not disturb the pipe.
  - 4. Backfill shall be compacted to a minimum Relative Density of 70%, ASTM D4253 and D4254.
- D. Backfilling of Shoulders Along Streets and Highways:
  - 1. Backfilling methods and materials for shoulders along streets and highways shall be in accordance with the requirements of governing local, county, or state departments maintaining the particular roadway or highway.
  - 2. Replace with similar materials, all shoulders which may be damaged or destroyed as a result of pipe trenching.
  - 3. Backfill shall be compacted to at least 95% Standard Proctor, ASTM D 698. Fill shall be placed in loose lifts not exceeding 9". Compaction testing shall be conducted along each lift at 50' maximum intervals, or more frequently as conditions may warrant.

E. Crushed Stone for Pavement Maintenance and Shoulder Replacement:

1. Where possible, salvage and reuse all base material that is removed during construction.
2. Wet and thoroughly compact crushed stone and blade to tie into the existing surface prior to final acceptance.

F. Backfilling Under Proposed Areas to be Paved:

1. Carefully deposit in-situ excavated material which meets the requirement of Classes I, II, III or IV materials specified in Part 2.01 of this Section in loose lifts not exceeding 12".
2. Compact each lift to at least 95% Standard Proctor, ASTM D698.
3. Compaction testing shall be required for every second lift at 50' maximum intervals, or more frequently, as conditions may warrant.

END OF SECTION 312300



## **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.

#### 1.3 SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, dimensions of individual components, and profiles for termite control products.
  - 2. Include the EPA-Registered Label for termiticide products.
- B. Qualification Data: For qualified Installer.
- C. Product Certificates: For each type of termite control product.
- D. Soil Treatment Application Report: After application of termiticide is completed, submit report for Owner's records and 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.
- E. Sample Warranties: For special warranties.

#### 1.4 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.

## 1.5 FIELD CONDITIONS

### A. Soil Treatment:

1. 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.
2. Related Work: Coordinate soil treatment application with excavating, filling, grading, and concreting operations. Treat soil under footings, grade beams, and ground-supported slabs before construction.

## 1.6 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, including Formosan termites (*Coptotermes formosanus*). 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: Five years from date of Substantial Completion. All costs associated with this warranty shall be included in the construction contract

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations: Obtain termite control products from single source.

### 2.2 SOIL TREATMENT

- A. Termiticide: EPA-Registered termiticide acceptable to authorities having jurisdiction, in an aqueous solution formulated to prevent termite infestation.

#### 1. Products:

- a. BASF Corporation, Agricultural Products; Termidor
- b. Bayer Environmental Science; Premise 75

2. Service Life of Treatment: Soil treatment termiticide that is effective for not less than five years against infestation of subterranean termites.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Applicator present, for compliance with requirements for moisture content of soil per termiticide label, interfaces with earthwork, slab and foundation work, landscaping, utility installation, and other conditions affecting performance of termite control.
- B. Proceed with application only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. General: Prepare work areas according to the requirements of authorities having jurisdiction and according to manufacturer's written instructions before beginning application and installation of termite control treatment(s). Remove 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, according to requirements of authorities having jurisdiction.

### 3.3 APPLYING SOIL TREATMENT

- A. Application: Mix soil treatment termiticide solution to a uniform consistency. Distribute treatment uniformly. Apply treatment at the product's EPA-Registered Label volume and rate for maximum specified concentration of termiticide to the following so that a continuous horizontal and vertical termiticidal barrier or treated zone is established around and under building construction.
  - 1. Slabs-on-Grade and Basement Slabs: 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: Soil adjacent to and 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.
  - 3. Crawlspace: Soil under and adjacent to foundations. Treat adjacent areas, including around entrance platform, porches, and equipment bases. Apply overall treatment only where attached concrete platform and porches are on fill or ground.
  - 4. Masonry: Treat voids.

5. Penetrations: At expansion joints, control joints, and areas where slabs and below-grade walls will be penetrated.
- B. Post warning signs in areas of application.
- C. Reapply soil treatment solution to areas disturbed by subsequent excavation, grading, landscaping, or other construction activities following application.

#### 3.4 PROTECTION

- A. Avoid disturbance of treated soil after application. Keep off treated areas until completely dry.
- B. Protect termiticide solution dispersed in treated soils and fills from being diluted by exposure to water spillage or weather until ground-supported slabs are installed. Use waterproof barrier according to EPA-Registered Label instructions.

END OF SECTION 313116

## **SECTION 313713 - RIP-RAP**

### PART 1 – GENERAL

#### 1.1 WORK INCLUDED

- A. Preparation of Foundation.
- B. Placing of stone rip-rap.

### PART 2 - PRODUCTS

#### 2.1 STONE

- A. Stone shall be sound, dense and durable, free from cracks, pyrite intrusions and other structural defects and have a density of not less than 150 pounds per solid cubic foot. When tested by the Los Angeles method, the percent of wear shall not exceed 60.

When the stone is subjected to five alternations of the sodium sulfate soundness test, the weighted percentage of loss shall be not more than 15.

Stone shall conform to one of the following graduations and shall be approximately rectangular in shape:

#### RIP-RAP GRADATIONS

##### GRADE B

1,200 pound maximum weight

Weight		Percent	
750 lbs.	to 1,200 lbs.	27%	
400 lbs.	to 749 lbs.	25%	
200 lbs.	to 399 lbs.	25%	
50 lbs.	to 199 lbs.	15%	
10 lbs.	to 49 lbs.		5%
less than 10 lbs.		3%	

##### GRADE C

400 pound maximum weight

Weight		Percent	
250 lbs.	to 400 lbs.	30%	
50 lbs.	to 249 lbs.	20%	
30 lbs.	to 49 lbs.	25%	
10 lbs.	to 29 lbs.	20%	
less than 10 lbs.		5%	

##### GRADE D

### 125 pound maximum weight

Weight		Percent	
90 lbs.	to	125 lbs.	25%
25 lbs.	to	89 lbs.	50%
10 lbs.	to	24 lbs.	15%
under 10 lbs.			10%

## 2.2 FILTER FABRIC AND FASTENERS

- A. The filter cloth material used as a base for rip-rap shall be pervious sheets of strong, rot-proof non-woven plastic fabric meeting the following specifications:

Physical Property	Test Method	Acceptable Test Results
Tensile Strength, wet, lbs	ASTM D-1682	200 (min)
Elongation, wet, %	ASTM D-1682	40 (min)
Coefficient of Water Permeability, cm/scc	Constant Head	.03 (min)
Puncture Strength, lbs	ASTM D-751	100 (min)
Pore Size – EOS	Corps of Engineers	40 (max)
U.S. Standard Sieve	CW-02215	

Unless noted differently above, the Filter Fabric shall meet or exceed the minimum requirements for Class A erosion control fabric as specified in AASHTO M288-92.

The Contractor shall furnish a certified laboratory test report from an approved testing laboratory with each shipment of materials. Laboratory test reports shall include actual numerical test data obtained on this product.

Pins may be any commercially available pin 6 inches in length capable of retaining a washer. Washers may be any commercially available washer 2 inches in diameter and compatible with the pin. The pins and washers shall be manufactured from corrosion resistant metal material.

## PART 3 - EXECUTION

### 3.1 SUBGRADE PREPARATION

- A. The area to be occupied by the rip-rap stabilization shall be cleared of all trees, roots, vegetation, and similar material. Immediately prior to the placement of rip-rap, the slopes or ground surface shall be trimmed in conformity to the lines and grades indicated on the Plans or as directed by the Engineer and shall be thoroughly compacted by the use of hand or mechanical tamps. Unless otherwise specified herein make all fill with suitable materials excavated from site. All fills in dry areas shall be compacted to a maximum density of 90 percent as determined by ASTM D 698 (Standard Proctor). On slopes, the bottom of the rip-rap shall be placed at least 2 feet below the natural ground surface, unless otherwise directed or shown on the Plans.

Surplus excavated material shall be removed from the site and disposed of as shown on the plans or as directed by the Owner's Representative. Spoil material shall not be

disposed of in a watercourse or on the banks of a watercourse.

### 3.2 FILTER FABRIC

- A. Unless otherwise specified, filter fabric shall be placed on the prepared and compacted subgrade within the limits shown on the Plans for stone and/or sacked sand cement rip-rap. The filter fabric shall be laid loosely without wrinkles or crease. When more than one width or length of filter fabric is necessary, the joints shall be overlapped a minimum of 24 inches. Securing pins with washers shall be inserted through both strips of overlapped material and into the material beneath, until the washer bears against the fabric and secures it firmly to the base material. These securing pins shall be inserted through the overlapped fabric at not greater than 2-foot intervals along a line through the midpoint of the overlap. If the fabric is torn or damaged, a patch overlapping the edges of the damaged area by 2 feet shall be sewn securely to the fabric with a continuous, monofilament, rot-proof material.

### 3.3 STONE RIP-RAP

- A. Stone rip-rap shall be constructed upon the prepared foundation by hand placing, so that the stones shall be as close together as is practicable in order to reduce the voids to a minimum.

When rip-rap is constructed in more than one layer, it shall be so placed that it will be thoroughly tied together with the larger stones protruding from one layer into the other.

Each stone shall be placed so that the depth will be perpendicular to the surface upon which it is set. The length shall be placed as directed by the Owner's Representative and each main stone shall be placed so that it will be against the adjoining stones. The stones shall be placed in such a manner as to stagger all joints as far as it is possible and practicable.

The main stones shall be thoroughly "chinked" and filled with the smaller stones by throwing them over the surface in any manner that is practicable for the smaller stones to fill the voids. This work shall continue with the progress of the construction. Tamping of the stones will not be required if the stones have been placed in a reasonable and satisfactory manner.

Knapping of the stones will not be required, except individual stones protruding more than 4 inches above the specified grade, in which case, these stones shall be broken down to come within 4 inches of the specified grade.

END OF SECTION 313713





## **SECTION 314000 – EXCAVATING, FILLING AND GRADING**

### **PART 1 – GENERAL**

#### **1.1 SUMMARY**

- A. Each bidder will be furnished a copy of a site grading plan that is believed to accurately represent the existing grades. The Contractor shall inspect and reviewed the existing site grades and include in his bid proposal necessary unit price funding to bring the site to the grade level shown on architectural site and floor plans, sheets A-100 and A-101.

See unit price requests on the Bid Form, Section 00301.

- B. Work Included

- 1. Grade and fill the site to the elevations shown on the Drawings, as specified herein, and as needed to meet the requirements of the Construction Documents.

- C. Related Work

- 1. Section 312300: Trenching, Backfilling and Compaction

#### **1.2 QUALITY ASSURANCE**

- A. Testing Laboratory and Soils Engineer:

- 1. Soils compaction testing of in-place soil, and filled and compacted areas will be performed by Testing Laboratory as approved by Project Engineer in accordance with those standards listed herein.

#### **1.3 PROTECTION**

- A. Protect excavations and grounds from water ponding and water damage. Construct and maintain temporary drainage. Pump, if required to keep excavations free of water. Maintain site in well drained condition at all times.
- B. Protect, maintain and restore bench marks, monuments, and other reference points affected by this work. If bench marks, monuments or other permanent reference points are displaced or destroyed, points shall be re-established and markers reset under supervision of a licensed surveyor who shall furnish Project Engineer with certification of his work.
- C. Protect utilities and other construction designated to remain to place.

#### 1.4 LINES AND GRADES

- A. It is imperative that lines and grades established on drawings, except for allowance for installation of fill aggregate, concrete, and topsoil established below, be met when this work is completed.

#### 1.5 SUBMITTALS

- A. Submit one copy of permits and notices obtained from local jurisdiction before commencing work.
- B. Obtain and submit certification of adequacy of site grading and filling from Testing Laboratory, signed and sealed by a qualified Soils Engineer, as approved by Project Engineer stating that work is in accordance with Contract Documents, and that soils are capable of supporting the structure to be constructed under the Contract.
- C. If bench marks and other permanent reference points are displaced, obtain and submit certification, signed and sealed by a licensed surveyor, of proper re-establishment of bench marks and reference points.

### PART 2 - PRODUCTS

#### 2.1 GRANULAR FILL

- A. (Under building slabs) Washed Natural gravel or crushed stone not more than 3/4 inch in its largest dimension and ranging down, but with less than 5 percent passing a No. 200 sieve.

#### 2.2 EARTH FILL

- A. Clean earth (free from organic material, cinders, ice and rocks over 2 inches in their longest dimension) consisting of either low plasticity clay having a plasticity index of less than 30, or a cohesionless soil with less than 15 percent passing a No. 200 sieve.
- B. On-site earth removed during cutting operations may be used if it meets the above requirements.

### PART 3 - EXECUTION

#### 3.1 DISPOSITION OF ABANDONED UTILITIES

- A. If abandoned underground utility lines and electric conduit are uncovered (verify with respective utility company) in the course of grading, then that part uncovered shall be removed and capped off at points of removal as well as at property lines.

### 3.02 REMOVAL AND STORAGE OF TOPSOIL

- A. Remove sufficient topsoil from areas to be covered by construction, excavated, filled or graded to provide the amount required in topsoil replacement.
- B. Remove topsoil to entire depth.
- C. Mow grass, weeds and other annual-type growth, and brush close to ground.
- D. Scrape or rake area to remove brush, roots, loose grass, weeds and rocks before stripping topsoil.
- E. Topsoil to be stored for reuse shall meet requirements established above.
- F. Store topsoil in area designated by Project Engineer. Store so as to prevent erosion and mixture with debris and other materials.

### 3.03 SITE EXCAVATION AND PROOF-ROLLING

- A. Proof-roll these areas with a loaded rubber-tired dump truck having a single axle load of approximately 40,000 pounds. Operate the truck at a normal walking speed so that the Soils Engineer may observe the ground while walking beside the truck.
- B. The Soils Engineer shall inspect the areas for soft spots.

### 3.04 REMEDIAL WORK

- A. During the course of proof-rolling and inspection, as the Soils Engineer finds soft spots, he will direct cutting out of soft spots and backfilling with specified, compacted earth fill.

### 3.05 GENERAL SITEWORK

- A. Fill and grade to attain elevations indicated  $\pm 0.1'$  less allowances for placement of aggregate, concrete, walks, drives and parking areas, and topsoil.
- B. Inside of building lines, fill with specified earth fill and allow for placement of indicated depth of granular fill and indicated thickness of concrete, unless noted otherwise on the Contract Drawings.
- C. Outside of building, in areas designated to receive topsoil, grade, or fill and compact specified earth, to bring areas to finished grade  $\pm 6"$  for placing topsoil.
- D. Where exterior walks are indicated, allow for placement of 4" of granular fill and 4" of concrete and finish  $\pm 0.1'$ .

- E. Where drives are indicated to join the building, allow for placement of base as shown on the Drawings.

### 3.06 GRADING

- A. Grade to uniform levels and slopes, without abrupt changes. Make transitions from levels to slopes with roundings of large radius.
- B. Finish areas to a reasonably true and even plane at required elevations, less allowances for items specified above.
- C. Along the lines indicating the limits of work, taper finish grade to the existing grade at a slope matching the natural contour. Perform all of this work within the limit lines.

### 3.07 FILLING

- A. When excavation is complete, place washed granular fill base for concrete slabs. Roll and tamp granular fill to thoroughly compact it.
- B. Outside of building in areas to be paved or covered by construction, fill as specified above within building lines.
- C. Outside of building in areas where no construction or paving is shown, place specified earth fill in loose lifts of 12" and thoroughly compact.

### 3.08 COMPACTION DENSITIES

- A. For all compaction, except those areas where there will be no construction or pavement:
  - 1. Compact to a density of 95% Standard (ASTM D-698).
- B. For areas where no construction will be placed, compact to a density of 90 percent at optimum moisture content (ASTM D 1557, Modified Proctor Method).

### 3.09 COMPACTION TESTING

- A. While filling and compacting operations are in progress, Soils Engineer shall make density tests at random depths and at random locations to determine adequacy of compaction. If compaction tests do not meet specified densities, take action to compact to required densities and pay for retesting to prove compaction densities.

### 3.10 PLACING OF TOPSOIL

- A. Place topsoil in areas disturbed by construction and not covered by paving, buildings and other hard-surfaced materials.

- B. Scarify sub-grade to a depth of 3" and spread topsoil uniformly to bring finished grade to elevations indicated after topsoil has been lightly compacted with roller. Topsoil shall be 6" thick.
- C. Level and slope topsoil as indicated so that finished grades are +/- 0.1' elevations indicated.

### 3.11 CLEANUP

- A. After all other work of this section is complete, leave area clean and free of any debris.

END OF SECTION 314000



## **SECTION 321123 – AGGREGATE BASE COURSES**

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Aggregate base course.

#### 1.2 REFERENCE STANDARDS

- A. AASHTO M 147 - Standard Specification for Materials for Aggregate and Soil-Aggregate Subbase, Base and Surface Courses; 1965 (2004).
- B. AASHTO T 180 - Standard Specification for Moisture-Density Relations of Soils Using a 4.54 kg (10-lb) Rammer and a 457 mm (18 in.) Drop; 2015.
- C. ASTM C136/C136M - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates; 2014.
- D. ASTM D698 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft<sup>3</sup> (600 kN-m/m<sup>3</sup>)); 2012.
- E. ASTM D1557 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft<sup>3</sup> (2,700 kN m/m<sup>3</sup>)); 2012.
- F. ASTM D2167 - Standard Test Method for Density and Unit Weight of Soil in Place by the Rubber Balloon Method; 2008.
- G. ASTM D2487 - Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System); 2011.
- H. ASTM D2922 - Standard Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth); 2005.
- I. ASTM D3017 - Standard Test Method for Water Content of Soil and Rock in Place by Nuclear Methods (Shallow Depth); 2005.
- J. ASTM D4318 - Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils; 2010.
- K. ASTM D6938 - Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth); 2010.

L. Standard Specifications for Highway Construction, Arkansas State Highway and Transportation Department, Edition of 2003.

### 1.3 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Samples: 10 lb sample of each type of aggregate; submit in air-tight containers to testing laboratory.

C. Materials Sources: Submit name of imported materials source.

D. Aggregate Composition Test Reports: Results of laboratory tests on proposed and actual materials used.

E. Compaction Density Test Reports.

### 1.4 DELIVERY, STORAGE, AND HANDLING

A. When necessary, store materials on site in advance of need.

B. Aggregate Storage, General:

1. Separate differing materials with dividers or stockpile separately to prevent intermixing.
2. Prevent contamination.
3. Protect stockpiles from erosion and deterioration of materials.

C. Verify that survey bench marks and intended elevations for the Work are as indicated.

## PART 2 PRODUCTS

### 2.1 MATERIALS

A. Coarse Aggregate Type AHTD Class 7: Angular crushed stone; free of shale, clay, friable material and debris.

1. Graded in accordance with AASHTO T 11 and T 27, within the following limits:
  - a. 1 1/2 inch sieve: 100 percent passing
  - b. 3/4 inch sieve: 50 to 90 percent passing.
  - c. No. 4 sieve: 25 to 55 percent passing.
  - d. No. 40: 10 to 30 percent passing.
  - e. No. 200: 3 to 10 percent passing.



- B. Medium Aggregate Type C-Ballast: Natural stone; washed, free of clay, shale, organic matter. C-Ballast for French Drain only.
  - 1. Graded in accordance with ASTM C136/C136M, within the following limits:
    - a. Minimum Size: 1/4 inch.

## 2.2 SOURCE QUALITY CONTROL

- A. See Section 01 40 00 - Quality Requirements, for general requirements for testing and analysis of aggregate materials.
- B. Where aggregate materials are specified using ASTM D2487 classification, test and analyze samples for compliance before delivery to site.
- C. Provide materials of each type from same source throughout the Work.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Verify substrate has been inspected, gradients and elevations are correct, and is dry.

### 3.2 PREPARATION

- A. Correct irregularities in substrate gradient and elevation by scarifying, reshaping, and re-compacting.
- B. Do not place aggregate on soft, muddy, or frozen surfaces.

### 3.3 INSTALLATION

- A. Under Bituminous Concrete Paving:
  - 1. Place coarse aggregate to a total compacted thickness of (see Civil Details) inches
  - 2. Compact to 98 percent of maximum dry density based upon the modified proctor curve.
- B. Under Portland Cement Concrete Paving:
  - 1. Place coarse aggregate to a total compacted thickness of (see Civil Details) inches.
  - 2. Compact to 98 percent of maximum dry density based upon the modified proctor curve.

- C. Place aggregate in maximum 7 inch layers and roller compact to specified density.
- D. Level and contour surfaces to elevations and gradients indicated.
- E. Add small quantities of fine aggregate to coarse aggregate as appropriate to assist compaction.
- F. Add water to assist compaction. If excess water is apparent, remove aggregate and aerate to reduce moisture content.
- G. Use mechanical tamping equipment in areas inaccessible to compaction equipment.

### 3.4 TOLERANCES

- A. Flatness: Maximum variation of 1/4 inch measured with 10 foot straight edge.

### 3.5 FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for general requirements for field inspection and testing.
- B. Compaction density testing will be performed on compacted aggregate base course in accordance with ASTM D1556, ASTM D2167, or ASTM D6938.
- C. Results will be evaluated in relation to compaction curve determined by testing uncompacted material in accordance with AASHTO T 180, ASTM D698 ("standard Proctor"), or ASTM D1557 ("modified Proctor").
- D. If tests indicate work does not meet specified requirements, remove work, replace and retest.
- E. Frequency of Tests: 1 per 5,000 sq. ft. of surface.
- F. Proof roll compacted aggregate at surfaces that will be under paving.

### 3.6 CLEANING

- A. Remove unused stockpiled materials, leave area in a clean and neat condition. Grade stockpile area to prevent standing surface water.

END OF SECTION 321123

## **SECTION 321216 – ASPHALT PAVING**

### PART 1 GENERAL

#### 1.2 SECTION INCLUDES

- A. Double course bituminous concrete paving.

#### 1.2 REFERENCE STANDARDS

- A. ASTM C136/C136M – Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates; 2014.
- B. ASTM D946 – Standard Specification for Penetration-Graded Asphalt Cement for Use in Pavement Construction; 2009a.
- C. Standard Specifications for Highway Construction, Arkansas State Highway and Transportation Department, Edition of 2014 (included with this specification).

#### 1.3 PERFORMANCE REQUIREMENTS

- A. Design paving and subbase at streets and drives for light duty commercial vehicle traffic.

#### 1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with State of Arkansas Highways standard.
- B. Mixing Plant: Conform to State of Arkansas Highways standard.
- C. Obtain materials from same source throughout.

#### 1.5 REGULATORY REQUIREMENTS

- A. Conform to Arkansas Highway and Transportation Department code for paving work on this property.

#### 1.6 FIELD CONDITIONS

- A. Do not place asphalt when ambient air or base surface temperature is less than 40 degrees F, or surface is wet or frozen.

## PART 2 PRODUCTS

### 2.1 MATERIALS

- A. Asphalt Cement: ASTM D 946 and AASHTO M 226.
- B. Aggregate for Binder Course: In accordance with State of Arkansas Highways standards.
- C. Aggregate for Surface Course : Angular crushed washed stone; free of shale, clay, friable material and debris.
  - 1. Graded in accordance with ASTM C136/C136M, within the following limits:
    - a. 3/4 inch sieve: 100% percent passing.
    - b. 1/2 inch sieve: 90 to 100 percent passing.
    - c. 3/8 inch sieve: 90% percent max. passing.
    - d. No. 8 sieve: 28 to 58 percent passing.
    - e. No. 200 sieve: 2 to 10 percent passing
- D. Mineral Filler: Finely ground particles of limestone, hydrated lime or other mineral dust, free of foreign matter.
- E. Primer: In accordance with State of Arkansas Highways standards.
- F. Tack Coat: Homogeneous, medium curing, liquid asphalt.

### 2.2 ASPHALT PAVING MIXES AND MIX DESIGN

- A. Binder Course: State of Arkansas Highways standards.
- B. Wearing Course: State of Arkansas Highways standards (1/2"[12.5mm] Mix).
- C. Surface Course: Section 407, Standard Specifications for Highway Construction, Arkansas State Highway and Transportation Department, Edition of 2014 (1/2"[12.5mm] Mix).
  - 1. Fines to Asphalt Ratio: 0.60 to 1.6.
  - 2. Asphalt Content: Design Value
  - 3. Percent Air Voids: 4.0 (PG 76-22 mixes); 4.5 (PG 64-22 & PG 70-22 mixes)
  - 4. Percent VMA: 14.0-16.0
  - 5. Minimum Water Sensitivity Ratio: 80 percent
- D. Submit proposed mix design of each class of mix for review prior to beginning of work.

## 2.3 SOURCE QUALITY CONTROL

- A. Test mix design and samples in accordance with Arkansas Highway and Transportation Department Standard Specifications, 2014.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Verify that compacted subgrade is dry and ready to support paving and imposed loads (proof roll with a fully loaded tri-axle dump truck).
- B. Verify gradients and elevations of base are correct.

### 3.2 BASE COURSE

- A. See Section 32 23 00.

### 3.3 PREPARATION – PRIMER

- A. Apply primer in accordance with manufacturer's instructions.
- B. Apply primer on aggregate base or subbase at uniform rate of 0.3 to 0.10 gal/sq yd.
- C. Apply primer to contact surfaces of curbs, gutters, and other concrete or asphalt joints.

### 3.4 PREPARATION - TACK COAT

- A. Apply tack coat in accordance with manufacturer's instructions.
- B. Apply tack coat on asphalt or concrete surfaces over subgrade surface at uniform rate of 0.03 to 0.10 gal/sq yd.
- C. Apply tack coat to contact surfaces of curbs, gutters and concrete drainage structures.
- D. Coat surfaces of manhole frames with oil to prevent bond with asphalt pavement. Do not tack coat these surfaces.

### 3.5 PLACING ASPHALT PAVEMENT - DOUBLE COURSE

- A. Place asphalt binder course within 24 hours of applying primer or tack coat.

- B. Apply tack coat to binder course prior to placing wearing asphalt surface course.
- C. Place surface course within two hours of placing and compacting binder course.
- D. Compact pavement by rolling to specified density. Do not displace or extrude pavement from position. Hand compact in areas inaccessible to rolling equipment.
- E. Perform rolling with consecutive passes to achieve even and smooth finish, without roller marks.

### 3.6 TOLERANCES

- A. Flatness: Maximum variation of 1/4 inch measured with 10 foot straight edge.
- B. Compacted Thickness: Within 1/4 inch of specified or indicated thickness.
- C. Variation from True Elevation: Within 1/2 inch.

### 3.7 FIELD QUALITY CONTROL

- A. See Section 01 40 00 - Quality Requirements, for general requirements for quality control.
- B. Provide field inspection and testing. Take samples and perform tests in accordance with AASHTO T-164.
- C. Provide Lab test results from hot mix samples pulled and tested at the production plant according to AHTD standard specifications.

### 3.8 PROTECTION

- A. Immediately after placement, protect pavement from mechanical injury for 7 days or until surface temperature is less than 140 degrees F.

END OF SECTION 321216

## **SECTION 323300 - SITE FURNISHINGS**

### PART 1 - GENERAL

#### 1.1 DESCRIPTION

##### A. WORK INCLUDED

The work in this Section consists of furnishing all materials, accessories, equipment, tools, transportation, services and performance of all operations required to execute the installation of the site furnishings.

#### 1.2 QUALITY ASSURANCE

For actual installation of site furnishings, use only personnel who are skilled in the work required, completely familiar with the manufacturers' recommended methods of installation, and thoroughly familiar with the requirements of this work.

#### 1.3 SUBMITTALS

- A. Within 28 days after award of Contract, and before any site furnishings are delivered to the site, submit to the Owner's Representative, three (3) copies of the recommended methods of installation published by the manufacturer of each item proposed to be furnished and installed.
- B. This shall in no way be construed as permitted substitution for specific items described in the Drawings or these Specifications unless the substitution has been approved equal by the Owner's Representative.
  - 1. Submit to the Owner's Representative for approval Shop Drawings, illustrations, and manufacturers recommended methods of installation.
- C. The Manufacturer and the supplier must submit certification of "Product Liability Insurance".
- D. Provide minimum one year written warranty covering labor and materials.

#### 1.4 PRODUCT HANDLING

##### A. PROTECTION

Use all means necessary to protect site furnishings before, during, and after installation and to protect the installed work and materials of all other trades.

##### B. REPLACEMENTS

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner's Representative and at no additional cost to the

Owner.

## PART 2 - PRODUCTS

### 2.1 SITE FURNISHINGS

ITEM	QTY.	SPECIFICATION
1. PLAY STRUCTURE	1	KORKAT STRUCTURE EA-5208 (EA-5147 MODIFIED) COLORS AS SHOWN ON PLAN
2. BENCHES	8	6-FOOT STEEL SLAT BENCH, MODEL 119-60 MANUFACTURED BY DU-MOR, INC. STANDARD COLOR BY OWNER TO BE INSTALLED IN LOCATIONS SHOWN ON PLAN
3. WASTE RECEPTACLES	4	STEEL SLAT MODEL 429-32 FTO MANUFACTURED BY DU-MOR, INC. STANDARD COLOR TO MATCH BENCH (ONE FREESTANDING AT EACH OF THE FOLLOWING LOCATIONS: CLUBHOUSE, PAVILION, PLAYGROUND, DOG PARK)
4. DRINKING FOUNTAIN	1	MODEL 3800SW INCLUDE PET FOUNTAIN MANUFACTURED BY MOST DEPENDABLE FOUNTAINS STANDARD COLOR BY OWNER TO BE INSTALLED AT DOG PARK
5. CANINE AGILITY EQUIPMENT	1	CANINE COURTYARD ESSENTIALS SYSTEMS MANUFACTURED BY DOG-ON-IT PARKS STANDARD COLOR TO BE SELECTED BY OWNER TO BE INSTALLED AT DOG PARK
6. LEASH HOLDER	1	BARK PARK BRAND LEASH POST AVAILABLE: GLOBAL INDUSTRIAL PRODUCTS COLOR TO BE GREEN TO BE INSTALLED AT DOG PARK
7. DOG PARK SIGN	1	STANDARD DOG PARK RULES SIGN MANUFACTURED BY DOG-ON-IT PARKS COLOR TO BE GREEN TO BE INSTALLED AT DOG PARK
8. FIRE PIT	1	UNITY MODEL, 72" DIAMETER MANUFACTURED BY THE OUTDOOR PLUS STANDARD COLOR TO BE SELECTED BY OWNER

ITEM 1 AVAILABLE FROM KORKAT. 1-888-356-7528

ITEMS 2-3 AVAILABLE FROM MID SOUTH RECREATION. 1-800-576-5846

ITEM 4 AVAILABLE FROM MOST DEPENDABLE FOUNTAINS. 1-901-867-0039

ITEM 5 AVAILABLE FROM DOG-ON-IT PARKS. 1-877-348-3647



ITEM 6 AVAILABLE FROM GLOBAL INDUSTRIAL PRODUCTS. 1-888-978-7759

ITEM 7 AVAILABLE FROM DOG-ON-IT PARKS. 1-877-348-3647

ITEM 8 AVAILABLE FROM THE OUTDOOR PLUS. 1-909-460-5579

### PART 3 - EXECUTION

- A. Coordinate with all other trades as required to ensure proper and adequate installation of all site furnishings in locations required.
- B. Any site furnishings that are damaged in transit or damaged during installation will be grounds for removal of the product and another installed.
- C. Owner Representative will inspect all site furnishings prior to installation.

### PART 4 - INSPECTION

#### 4.1 VERIFICATION

Prior to installation of site furnishings, inspection and verification of location must be approved by Owner's Representative.

END OF SECTION 323300



## **SECTION 32 84 00 - LANDSCAPE IRRIGATION**

### **PART 1 – GENERAL**

#### **1.1 PROJECT DESCRIPTION**

- A. The Contractor shall provide all materials, labor, tools, equipment and other items required for the execution and completion of the irrigation work for areas of the project as herein specified and indicated on the drawings.
- B. The completed system shall be fully operational including all valves. The system shall apply an even amount of water to the coverage areas as per the plans and equipment manufacturer's specifications.

#### **1.2 RELATED WORK**

- A. General Requirements
- B. Site Construction
- C. Mechanical
- D. Electrical

#### **1.3 GUARANTEE AND MAINTENANCE**

- A. All materials shall be new, and fully guaranteed for one year to be without defect, and of commercial quality or better. The installed system is guaranteed by the Contractor for one year from date of written acceptance to give uniform distribution and even coverage.
- B. Maintenance of the System: (i.e., raising and lowering of heads, cleaning and adjustment of heads, raising and lowering of trenches, and assurance that the system will give full and adequate coverage.) Maintenance of the system shall be provided by the Contractor at no charge for a period of one (1) year from formal written acceptance by the Owner's Representative. This maintenance shall include draining and winterizing the system for one season in the winter; starting up the system in the spring; filling and repairing depressions and restoration of landscape, utilities, structures and site features damaged by settlement of irrigation trenches or excavations; and repair of damage to the premises caused by defective items.

#### **1.4 SUBMITTALS**

- A. Design of System: The irrigation system has been designed specifically for the use of certain irrigation equipment meeting this specification. Pipe sizes have been

determined by computation of pressure losses in the piping and equipment based on column demand and required operation.

- B. The system design is based on the operating pressure of the specified irrigation equipment. The positioning and placement of the heads have also been determined by the operating characteristics of the specified sprinklers. Therefore, substitution shall not destroy the operation and intent of design of the irrigation system.
- C. Substitutions: In view of the foregoing, the following procedure must be used to obtain approval of substitute equipment. The bidder desiring to make a substitution for the specified equipment shall submit the following to the Owner's Representative:
  - 1. Actual samples of each type of irrigation equipment proposed as a substitute.
  - 2. Manufacturer's catalog sheet showing full specification of each sprinkler/equipment proposed as a substitute, i.e., discharge in GPM, minimum allowable operating pressure at the sprinkler, maximum allowable spacing and distance of throw.
  - 3. No approval by the Owner's Representative of a substitution for the specified equipment will be obtained before a bid is submitted.
- D. Deliver four (4) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Owner's Representative. Incomplete submittals will be returned without review.
- E. Materials List: Include rotary spray and dripline irrigation components, control zone components, and other components shown on drawings and installation details or described herein. Quantities of materials need not be included.
- F. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on materials list.

## 1.5 SPECIAL REQUIREMENTS

- A. The Contractor shall verify pressure and volume of supply as provided by the existing public water system. The Contractor shall guarantee the operation of the system. Upon completion of the project, each sprinkler on the system shall have sufficient pressure and volume of water for optimum performance and coverage.
- B. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist that might not have been considered in the engineering, or if discrepancies are discovered. All such obstructions or discrepancies shall be brought to the attention of the Owner's Representative. In the event this is not done, the Contractor must assume full responsibility for revisions if necessary.

- C. Comply with all local and state codes, ordinances, safety orders, and regulations of all legally constituted authorities having jurisdiction over this work.
- D. The Contractor shall make sufficient provisions that the Owner's property will not be damaged by any construction operation.
- E. The Contractor shall schedule all work so that there is no conflict with the visitors or staff of the Owner.

## PART 2 – PRODUCTS

### 2.1 QUALITY

- A. Provide and install specified equipment and materials, delivered new to the site in unopened containers and confirmed to be without flaws or defects.

### 2.2 POLYVINYL CHLORIDE PIPE AND FITTINGS

- A. PVC pipe shall be manufactured in accordance with standards noted herein.
  - 1. Marking and identification: PVC pipe shall be continuously and permanently marked with the following information:  
Manufacturer's name, pipe size, type of pipe and material SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
  - 2. All PVC piping and sleeves shall be Class 200. All backflow preventer piping shall be Schedule 40 PVC or Type K copper as per codes.
  - 3. All PVC threaded nipples shall be Schedule 80 PVC.
- B. PVC pipe fittings shall be Schedule 40 solvent weld, and shall be compatible with PVC pipe furnished.

### 2.3 SWING JOINTS

- A. Swing joints shall be manufactured O-ring style.

### 2.4 SPRINKLER HEADS AND NOZZLES

- A. Sprinkler heads shall be supplied in accordance with the specifications, details, and legend on the drawing.
- B. Sprinkler heads with a 3/4" and above inlet shall be connected to the lateral line by manufactured swing joints as specified on the drawings.

## 2.5 DRIP IRRIGATION SYSTEM COMPONENTS

### A. Drip System Components

#### 1. General Information

- a. Provide flexible dual-layered pressure-compensating inline dripline as identified on the plans, with emitter spacing and dripline row spacing as indicated on construction drawings.
- b. Provide compression fittings as recommended by the manufacturer that are compatible with inline emitter tubing as indicated on construction drawings.

#### 2. Dripline with pressure-compensating inline emitters shall be equipped with 0.6 GPH emitters spaced 18" on-centers.

#### 3. Blank Dripline Tubing shall be as identified on the plans.

#### 4. Dripline Tubing Compression Fittings

### B. One on-surface dripline operation indicator shall be installed on each drip irrigation zone to provide visual verification of drip zone operation.

### C. Drip Irrigation Accessories shall be as shown on the plans or as recommended by the manufacturer.

## 2.6 CONTROL VALVES AND VALVES BOXES

### A. All irrigation control valves shall be electric. All valves for rotary sprinklers shall be plastic, globe configuration, commercial grade, and have a flow control adjustment stem. Drip irrigation zones shall be controlled by the control zone model indicated in the plans.

### B. Plastic, 12" standard or multi-valve boxes shall be installed flush with the finished grade for each valve location shown on the drawings. Each valve box lid shall be lockable and accessible only with a valve box key. Valve box top will have a valve number that corresponds to number in controller.

### C. Manufacturer's specifications and installation instructions for control valves shall become a part of these specifications.

### D. All control valves shall be installed with a minimum of 2" horizontal clearance of the valve box, and the valve stem shall have a 4" to 6" vertical clearance of the valve box lid.

## 2.7 ELECTRIC IRRIGATION CONTROLLER

### A. The irrigation controller shall be fully automatic and energized by 120v electric power supplied by the Owner as per local electrical codes. The controller shall send a 24v current to the control valve via control wire pairs.

### B. Connect only one control valve hot wire to one wire terminal position at the controller.

## 2.8 WIRE

- A. Type UF, 14 gauge, solid strand copper, which is Underwriters Laboratory approved for direct burial.
- B. All wire splices shall be made with an epoxy resin splice kit with a locking cap.

## PART 3 - EXECUTION

### 3.1 INSTALLATION GENERAL

- A. Verify construction site conditions and note irregularities affecting work of this section. Report irregularities in writing to Owner's Representative prior to beginning work. Commencement of work implies acceptance of existing site conditions.
- B. Utility Locates ("Call Before You Dig")
  - 1. Arrange and coordinate Utility Locates with local authorities prior to construction.
  - 2. Repair underground utilities that are damaged during construction. Make repairs at no additional cost to contract price.

### 3.2 IRRIGATION LAYOUT

- A. Stake out irrigation system. Items staked include rotary sprinkler heads and valves, and drip system manifold/header pipe and tubing, sleeves, control zone assemblies, flush valves, air relief valves, and check valves.
- B. Irrigation System Layout Review: Irrigation system layout review will occur after staking has been completed. Notify Owner's Representative one week in advance of review. Modifications will be identified by Owner's Representative at this review.

### 3.3 EXCAVATION, BACKFILL, AND SAFETY PRECAUTIONS

- A. All excavation in this contract shall be unclassified and is to include earth, loose rock, rock or any combination thereof, in wet or dry state. The Contractor may use a vibratory plow to pull irrigation pipes in to the ground for the system.
- B. It shall not be necessary for the Contractor to remove any turf or sod prior to trenching or pulling.
- C. All trenches shall be backfilled with the materials removed and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities.
- D. The Contractor shall take precautions to avoid accidental injury to persons and pedestrians in the project area. At no time shall equipment or materials be stored

on walkways. Materials, pipes and other items shall be stored in one designated, and approved, storage area away from pedestrian traffic.

- E. All suitable backfill material shall be loaded into the trench in four-inch lifts. Each lift shall be tamped or flooded in order to prevent after settling. The Contractor may leave a three inch soil layer over trenches to accommodate for initial settling. After initial settling, and prior to establishment of the surface treatment, all excavated areas shall be hand raked to leave the soil grade in as good or better condition than before excavation.
- F. Should settlement of the grade over irrigation trenches occur, the Contractor shall be required to remove surface vegetation, refill soil to proper grade, and replace the surface treatment without extra cost to the Owner. In turf areas where excavated settling is less than one inch, the Contractor may bring the settled area back to grade with a sand top-dress process. The Contractor shall perform this work as necessary during the guarantee period.
- G. It is understood that the piping layout is diagrammatic and piping shall be routed around existing underground pipes or utilities in such a manner as to avoid damage to these elements. The Contractor shall have all existing pipes and utility lines located within the work area prior to any trenching. Any damage and subsequent repair of streets, walks, pipes, and utility lines shall be the responsibility of the Contractor.
- H. For drip irrigation system's on-grade dripline lateral pipe downstream PVC manifold and supply header pipe, secure to finish grade with approved tubing stakes. Install and test prior to installation of landscape fabric and mulch.

### 3.4 PIPE INSTALLATION

- A. Main Line Pipe: The piping between the source of water supply and the electric control valves which is under constant pressure is hereinafter referred to as the "main line" in this project.
- B. Lateral Line Pipe: The piping on the discharge side of the control valves which connects the sprinkler heads to the valve is hereinafter referred to as the "lateral line".
- C. Lateral lines: The Contractor shall maintain at least 18" of fill over all lateral line pipes.
- D. All lumber, rubbish, and large rocks shall be removed from the excavated trenches. Snake the pipe in the trenches to allow for expansion and contraction. Wedging or blocking of pipe will not be permitted. Do not glue and install PVC pipe when temperature is 32 degrees F. or below.
- E. Install a continuous strip of metal detector tape on the top side of all mainline piping.



### 3.5 PVC PIPE AND FITTING ASSEMBLY

- A. Cleaning: All foreign matter or dirt shall be removed from inside and outside of pipe before gluing, and piping shall be kept clean by approved means during and after installation of pipe.
- B. All glue joints shall be made using PVC primer and PVC medium bonded cement as recommended by the manufacturer.
- C. Flush pipes with water within twenty-four hours of installation to remove excess glue that may collect at pipe joints and fittings.
- D. All threaded fittings on the main line side of the control valves shall be made watertight. Apply thread sealant in manner recommended by component, pipe and sealant manufacturers and in accordance with accepted industry practices.

### 3.6 DRIPLINE TUBING AND FITTINGS:

- A. Use only fittings for dripline tubing connections or transitions as recommended by the Manufacturer's representative for the specific site and system conditions.
- B. Dripline Insert Fittings:
  - 1. Install dripline tubing and fittings in manner recommended by manufacturer and in accordance with accepted industry practices.
  - 2. Dripline Compression Fittings:  
Install dripline tubing and fittings in manner recommended by manufacturer and in accordance with accepted industry practices.

### 3.7 INSTALLATION OF DRIPLINE IRRIGATION COMPONENTS

- A. Control Zone Kit Assembly:
  - 1. Flush mainline pipe before installing Control Zone Kit assembly.  
Locate where shown on drawings. Connect control wires to remote control valve wires using specified wire connectors and waterproof sealant. Provide connectors and sealant per manufacturer's recommendations.
  - 2. Install a maximum of four (4) Low Flow or Medium Flow Control Zone Kits per standard rectangular valve box. Install a maximum of one (1) Medium Flow Commercial Control Zone Kits per standard rectangular valve box.
    - a. Locate valve boxes at least 12" from, and align with, nearby walls or edges of paved areas.
    - b. Group Control Zone Kit assemblies together where practical. Align grouped valve boxes in uniform patterns. Allow at least 12" between valve boxes.
    - c. Brand controller letter and station numbers on valve box lid in 2" high letters.

B. Lateral Piping and Dripline Tubing:

1. Install lateral piping and dripline tubing at locations and in grid patterns as indicated on drawings and installation details, and in strict accordance with manufacturer recommendations.
2. Thoroughly flush PVC lateral piping, supply headers, and dripline tubing immediately upon installation.

C. Flush Point Assembly: Install in flush header or at ends of each dripline zone segment as shown and directed on drawings and installation details. Install at least 12 inches from and align with adjacent walls or edges of paved areas.

3.8 FINAL ADJUSTMENT

- A. The irrigation system shall be completely flushed to remove any and all debris from the lines prior to mounting the sprinkler heads onto the swing joints.
- B. After all sprinkler heads have been properly mounted, install all sprinkler nozzles and adjust for proper radius and arc of throw.
- C. Adjust each control valve flow stem to the proper operating position for the valve zone flow demand. This position is found by turning the flow control stem down until the spray of the sprinklers is slightly reduced.

3.9 PRESSURE TESTING PROCESS

- A. Once the mainline and irrigation valves have been installed, the Contractor shall center load the mainline piping leaving all mainline connections and joints exposed and visible for inspection.
- B. The Contractor shall mount a water pressure gauge on the backflow preventer for verification of the pressure test process. The Contractor shall isolate the mainline and increase the mainline static water pressure to 120 psi with a hydrostatic water pressure pump. The mainline shall remain pressurized for four hours under the Owner's Representative's supervision without any leaks or mainline pressure drop.
- C. If any pressure drop occurs during the testing process, the Contractor shall repair the leak and repeat the test process.
- D. The Owner's Representative shall notify the Contractor upon successful completion of the test process. Upon notification of completion of testing, the Contractor may completely backfill and cover the mainline.

3.10 PRELIMINARY INSPECTION

- A. Upon completion of all previous items, the Owner's Representatives shall inspect the system. The Contractor shall be present to operate the system as required.

### 3.11 FINAL INSPECTION

- A. At the final inspection the Contractor shall provide an "as built" drawing showing to scale accurate locations of materials and trenches as installed. The Contractor shall indicate system installation modifications with a red pen on a print of the original scaled irrigation drawing. Where modifications are indicated, the Contractor shall provide at least two (2) exact measurements from its location to a known object or system element.
- B. Contractor to supply three (3) copies of an Operations and Maintenance Manual.

### 3.12 GUARANTEE AND MAINTENANCE

- A. The Contractor shall guarantee for one (1) year all materials and workmanship within the system as these specifications call for in Section 1.03. The Contractor will not be responsible for the condition of any materials damaged by others.
- B. During the guarantee and maintenance period, the Contractor shall return to the site at the request of the Owner to repair any elements or materials in the system that have failed, fallen out of adjustment, or have broken due to work performed during installation. The Contractor shall provide all labor and materials to bring the system back to a full and correct operational condition.
- C. The Contractor shall also make any repairs to the turf or shrub areas where the finished grade has changed due to settling trenches.
- D. At the end of the guarantee and maintenance period, the Owner's Representative shall inspect the system to make sure that the guarantee and maintenance provisions have been complied with.
- E. The Contractor shall supply eight (3) irrigation heads and nozzles for future requirements. Contractor shall also supply three (3) swivel elbows.

### 3.13 WINTERIZATION AND SPRING START-UP

- A. Winterize irrigation system in fall following completion, or partial completion, of irrigation system construction. Start-up irrigation system in spring following completion, or partial completion, of irrigation system construction. Repair any damage caused in improper winterization at no additional cost to Owner. Coordinate winterization and start-up with landscape maintenance personnel.

### 3.14 CLEANUP

- A. Remove from site machinery, tools, excess materials, and rubbish upon completion of work.

END OF SECTION 328400



## **SECTION 329220 – HYDRAULIC SEEDING AND SODDING**

### PART 1 - GENERAL

#### 1.1 DESCRIPTION

##### A. Work Included:

1. This section shall cover the work of furnishing sowing and establishing an acceptable growth of grass from hydraulically placed seed, as well as covering the work of furnishing and planting solid grass sodding in various locations throughout the limits of work.

##### B. Related Work Described Elsewhere:

1. Excavation, Filling and Grading - Section 314000

#### 1.2 QUALITY ASSURANCE

##### A. Qualifications of Workmen

1. Provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section.

##### B. Approvals and Rejection of Materials and Work

1. The selection of all materials and execution of all preparations required under the Drawings and Specifications shall be subject to the approval of the Owner's Representative.
2. The Owner's Representative shall have the right to reject any and all materials, any and all work, which in his opinion does not meet the requirements of the Specifications or Drawings at any stage of the operations. All rejected materials shall be removed from the site and shall not be discarded on adjacent sites.
3. The Contractor shall notify the Owner's Representative at least 48 hours in advance of the time he intends to begin hydraulic seeding and sodding. Before starting the grassing operation on any area, final dressing such as hand raking of surface shall have been completed. Owner's Representative has the right to reject any sod left unplanted longer than 48 hours.
4. All hydraulic seeding, sodding, and related operation shall be continuous operations.
5. Do not proceed with lawn preparation when ambient air temperature is below 32 degrees Fahrenheit.

##### C. Maintenance of Site During Planting

1. Sidewalks, roads and other pavement adjacent to planting operation shall be kept clean and free from obstructions, mud and debris at all times. Wheels of vehicles used

- in work shall be cleaned if necessary. Flushing of streets or disposal of dirt or debris into sewers or drainage ditches will not be permitted. Dust shall be controlled by approved means to the satisfaction of the Owner's Representative.
2. Provide hose and lawn watering equipment as required.

### 1.3 PLANT AVAILABILITY

- A. All hydraulic seed and sod specified shall be located and certified available to be installed following completion of the related work.

### 1.4 PRECAUTIONS

- A. Locate underground utilities and drainage lines on the site with flags or similar markings prior to excavating or driving stakes. Take proper precautions to prevent damaging or disturbing these improvements. Contractor is responsible for damage or dislocation by his company.

### 1.5 WARRANTY PERIOD

- A. Six months after final completion of maintenance period, lawn shall be solid color, well matted, and reasonably free from weeds.
- B. Initial acceptance of the hydraulic seeded and sodded areas shall coincide with substantial completion acceptance of the project.
- C. Inspection for Beginning of Warranty Period
  1. Inspection of the planting work, to determine its completion for beginning the guarantee period, will be made by the Owner's Representative, and given approval in writing upon notice requesting such inspection by the Contractor.
  2. Any delay in completion of planting operations which extends the planting into more than one planting season shall extend the warranty period correspondingly.
  3. Contractor shall not be held responsible for failures due to neglect by Owner, vandalism, etc., during warranty period. Report such conditions to Owner in writing.
- D. Final Inspection and Replacements
  1. Inspection of the planting to determine its final acceptance will be made at the conclusion of the warranty period by the Owner's Representative. No grass shall be accepted unless the area shows a uniform, healthy stand of grass.

### 1.6 PRODUCT HANDLING

#### A. DELIVERY AND STORAGE

1. Insofar as is practicable, sod shall be laid the day of delivery. In the event that this is not possible, the Contractor shall protect the sod not laid by placing it in a shaded area.

2. Sod that cannot be laid immediately on delivery shall be kept well-watered and shall not remain unplanted for longer than 48 hours after delivery to the site.

## PART 2 - PRODUCTS

### 2.1 HYDRAULIC SEEDING

- A. Grass seed, fertilizer and hydro mulch shall be delivered and stored in original containers in such a manner that protection from freezing, heat moisture, rodents or other causes is ensured.
- B. Seed shall meet the requirements of the Arkansas Department of Agriculture and no "Below Standard" seed will be accepted.
  1. Seed shall be furnished in new bags that are sound and not mended.
  2. Each bag of seed shall bear the growers guarantee of analysis.
  3. Wet, moldy or otherwise contaminated seed shall be rejected.
  4. Seed Mixture and time of Seeding:
    - a. Seed Mix A - Summer Seeding: April 15 - September 1 shall contain 75 lbs. hulled seed per acre of "Sahara" Common Bermuda.
    - b. Seed Mix B - Spring/Fall: September 2 - November 30; February 28 - April 14, 120 lbs Sahara Bermuda, 50% hulled, 50% unhulled, 215 lbs/acre annual rye, 170 lbs/acre Festuca.

Weed seed content shall not exceed 0.25%.

- C. Mulch: Silva, fibermulch, verdyol or approved equal capable of dispersing rapidly in water. The mulch shall be free of weeds and other foreign matter, containing no growth or germination inhibiting factors.
- D. At the discretion of the Owner's Representative, samples may be taken for testing. Sampling and testing will be in accordance with the requirements of the Arkansas Department of Agriculture.

### 2.2 SOD

- A. Sod shall be cleanly cut in rolls having a reasonably uniform thickness if not less than one and a half inches (1½") and a uniform width.
- B. Sod shall consist of live, dense, well rooted growth of 419 tifway bermuda, free from Johnson grass, nut grass and other obnoxious grasses and weeds.

### 2.3 MISCELLANEOUS MATERIALS

- A. Fertilizer
  1. Commercial Fertilizer: Commercial Fertilizer shall be 13-13-13 for sod or 5-20-20 for hydraulic seeding. Fertilizer shall be a standard commercial fertilizer containing the specified percentages by weight of nitrogen, phosphoric acid, and potash.
    - a. The fertilizer shall be furnished in standard containers with the name, weight, and

guaranteed analysis of the contents clearly marked. The container shall insure proper protection in handling and transporting the fertilizer.

- b. All commercial fertilizer shall comply with local, state, and federal fertilizer laws.
2. Agriculture Limestone: Agriculture limestone shall contain not less than 85% of calcium carbonate and magnesium carbonate combined and shall be crushed so that at least 85% will pass the No. 10 mesh sieve.

### PART 3 - EXECUTION

#### 3.1 HYDRAULIC SEEDBED PREPARATION AND SEEDING METHOD

A. The seedbed shall be prepared in the following manner and sequence.

1. Each area to be hydroseeded shall be scarified, disced, harrowed, raked, or otherwise worked until it has been loosened and pulverized to a depth of not less than 1 1/2" (inches). This operation shall be performed only when the soil is in a tillable and workable condition. All construction material debris, rocks larger than 1" diameter, etc., shall be removed from the seed beds.
2. Fertilizer at the rate of not less than 11.9 pounds of grade 5-20-20 per 1,000 square feet (520 lbs. per acre) and agricultural limestone at the rate of not less than 92 pounds per 1,000 square feet (4,000 pounds per acre) shall be distributed evenly over the seedbed unless other rates are specified in the proposal or on the plans. Review soil test for recommended fertilization and limestone applications.
3. The limestone shall be lightly harrowed, raked, or otherwise incorporated into the soil for a depth of approximately 1/2 inch.
4. The contractor shall accurately measure the quantities of each of the materials to be charged into the hydraulic mulcher, either by mass or by a system of mass-calibrated volume measurements approved by the Owners' Representative.
5. Seed fertilizer and hydraulic mulch shall be thoroughly mixed in a water slurry and be distributed uniformly over the surface area via an approved hydraulic mulcher.
6. The rate of application per acre shall be as indicated below:

Seed Mix	As indicated in Section 3.01A.2.
5-20-20 Fertilizer	520 lbs./ac.
Hydraulic Mulch	1785 lbs./ac.
Water	3240 gal./ac.

Where mulching is determined to be insufficient through hydraulic seeding application, additional straw mulching must be applied to the seeded areas.

7. After charging, no water or other material shall be added to the mixture in the hydraulic mulcher.
8. The Contractor shall ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Slurry mixture which has not been applied within 4 hours of mixing shall not be used and shall be removed from the site.
9. The Contractor shall take all reasonable care to prevent the contamination by operations of structures, fences, utilities and all such installations and where such contamination occurs, he shall remove it to the satisfaction of and by means approved by the Owner Representative.
10. Due to the variation in soil types and particle size, topography, contours and various land forms, the slurry shall be applied in such a manner as to prevent puddling or movement on the soil surface.



11. Contractor to obtain approval of hydro mulch areas preparation from the Owner's Representative prior to application.
12. If in the opinion of the Owner's Representative any seeded areas that do not show a uniform or healthy stand of grass after 30 days, the Contractor shall reseed and/or re-fertilize those areas as directed by the Owner's Representative without any additional cost to the Owner.

### 3.2 SODDING METHOD

- A. The area to be sodded shall be brought to the lines and grades shown on the plans. The surface areas that require sod shall be loosened to a depth of not less than 1 inch with a rake or other device. The ground shall be sprinkled until saturated for a minimum depth of 1 inch and kept moist until the sod is placed.
- B. Three (3) days after placing sod, fertilizer and lime shall be applied according to the recommendations made by the testing lab.
- C. Sod shall be placed as soon as practical after removal from the point of origin and shall be kept in a moist condition during the interim. The sod shall be carefully placed by hand on prepared ground surface with the edges in close contact and as far as possible in a position to break joints.
- D. Immediately after placing the sod, it shall be thoroughly wetted and rolled with an approved roller or hand tamped as approved by the Owner's Representative. On slopes of 3 to 1, or steeper, pinning or pegging is required to hold the sod in place.

### 3.3 CARE DURING CONSTRUCTION

- A. All hydraulically seeded areas shall be cared for properly to the Owner's Representative satisfaction until acceptance of the work. Such care shall include watering and mowing the seeded areas when required by Section 3.05. When mowing is required, mower blades shall be set at sufficient height to protect the vitality of the growth.
- B. Surfaces gullied, eroded areas, or any damaged areas found following seeding shall be repaired by regrading and reseeding as directed by the Owner's Representative.
- C. The Contractor shall regrade, re-fertilize, and hydraulically reseed any or all seeded areas as directed by the Owner's Representative to correct any unsatisfactory and unacceptable conditions as determined by the Owner's Representative regardless of who may have caused the unacceptable or unsatisfactory area.
- D. The Contractor shall be responsible for protecting his work at all times and shall erect temporary barricades to do so.

### 3.4 MAINTENANCE

#### A. General

1. Maintain, protect and care for newly seeded lawns and reconditioned areas until a healthy, uniform, close stand of grass is established free of weeds, bare spots or surface irregularities. Hydraulically seeded and sodded areas will not be accepted prior to substantial completion of project.

2. Maintenance period for newly hydraulically seeded and sodded areas shall not be less than the contract period or not greater than sixty (60) calendar days after final completion.
3. If the sixty (60) day period has not elapsed by November 15, the maintenance period shall be suspended and shall recommence on March 30 until the full 60 days plus 30 days have been provided.
4. Maintenance requirements include: mowing, spraying for weeds, insects and disease for a minimum period of 60 days and until all surfaces irregularities do not exceed 2% of the area. Water as required to maintain adequate moisture in top 4" of topsoil and when directed by Owner's Representative.
5. Mow to 1" when grass height exceeds 1-1/2" on ballfields.
6. Immediately hydraulically seed or re-sod any areas that show bare spots.

### 3.5 INSPECTIONS

- A. Inspections to determine acceptance of warranty period of hydraulically seeded and sodded areas will be made by the Owner's Representative upon Contractor's request at completion.
  1. Ballfields and lawn areas will be acceptable and transferred to City provided all requirements including maintenance have been complied with, and a healthy uniform, closed stand of the specified grass is established free of weeds, undesirable grass species, disease and insects.
- B. Upon written notice of final acceptance of maintenance period, the Owner will assume lawn maintenance and the six (6) month warranty period will begin.

END OF SECTION 329220

## **SECTION 32 92 50 - SEEDING AND SODDING**

### **PART 1 – GENERAL**

#### **1.1 DESCRIPTION**

- A. This section shall cover the work of furnishing, sowing and establishing an acceptable growth of grass from seed, as well as covering the work of furnishing and planting solid grass sodding in various locations throughout the limits of work shown on the Plans. Incidental to the Construction costs, the Contractor shall install seed or sod according to this section, where necessary to repair access or otherwise damaged areas.

#### **1.2 RELATED WORK**

- A. Site Grading and Filling

#### **1.3 QUALITY ASSURANCE**

- A. Qualifications of Workmen

Provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section.

- B. Applicable Documents

The following specifications and standards of the issues listed and referred to in this Section form a part of this Specification to the extent required by reference thereto.

- 1. Turfgrass Producers International (TPI).

- C. Approvals and Rejection of Materials and Work

- 1. The selection of all materials and execution of all preparations required under the Drawings and Specifications shall be subject to the approval of the Owner's Representative.
- 2. The Owner's Representative shall have the right to reject any and all materials, any and all work, which in his opinion does not meet the requirements of the Specifications or Drawings at any stage of the operations. All rejected materials shall be removed from the site and shall not be discarded on adjacent sites.
- 3. The Contractor shall notify the Owner's Representative at least 48 hours in advance of the time he intends to begin seeding or sodding and shall not proceed with such work until permission to do so has been granted by the Owner's Representative. Before starting the grassing operation on any area, final dressing shall have been completed.

4. All sodding and related operation shall be continuous operations.

D. Maintenance of Site During Planting

Roads and other pavement adjacent to planting operation shall be kept clean and free from obstructions, mud and debris at all times. Wheels of vehicles used in work shall be cleaned if necessary. Flushing of streets or disposal of dirt or debris into sewers or drainage ditches will not be permitted. Dust shall be controlled by approved means to the satisfaction of the Owner's Representative.

1.4 PLANT AVAILABILITY

All sod specified shall be located and certified available to be installed following completion of the related work.

1.5 PRECAUTIONS

Locate underground utilities and drainage lines on the site with flags or similar markings prior to excavating or driving stakes. Take proper precautions to prevent damaging or disturbing these improvements. Contractor is responsible for damage or dislocation by his company.

1.6 GUARANTEE

- A. One year after final completion of project, lawn shall be solid color, well matted, and reasonably free from weeds.

B. Inspection for Beginning of Guarantee Period

1. Inspection of the sodding and seeding work, to determine its completion for beginning the guarantee period, will be made by the Owner's Representative and given approval in writing upon notice requesting such inspection by the Contractor.
2. All planting must be alive, healthy, and a uniform stand of grass in order to be considered complete.

C. Final Inspection and Replacements

Inspection of the planting to determine its final acceptance will be made at the conclusion of the guarantee period by the Owner's Representative. No grassing shall be accepted unless the area shows a uniform, healthy stand of grass.

1.7 PRODUCT HANDLING

A. SOD DELIVERY AND STORAGE

1. Insofar as is practicable, sod shall be laid the day of delivery. In the event that this is not possible, the Planting Contractor shall protect the sod not laid by placing it in a shaded area.

2. Sod that cannot be laid immediately on delivery shall be kept well watered and shall not remain unplanted for longer than 48 hours after delivery to the site.

#### 1.8 SOILS TESTING LABORATORY FOR EXISTING SUBSOIL AND TOPSOILS

- A. The Contractor shall retain a Soils Testing Laboratory that is acceptable to the Owner's Representative and which is capable of providing all the soil testing and amending work specified in this Section.
- B. The Contractor shall submit representative samples of loam which he intends to bring onto the site, and samples of loam that was stockpiled from on-site stripping, to the State Agricultural Extension Service or to a Soil Testing Laboratory acceptable to the Owner's Representative. All reports shall be sent to the Owner's Representative for approval. Samples of topsoil to be brought to the site must be approved prior to delivery of soil. Deficiencies in the topsoil shall be corrected by the Contractor, as directed by the Owner's Representative after review of the testing agency report.
  1. All costs for confirmatory testing shall be paid by the Contractor.
  2. Sampling shall be provided by the Contractor. The Owner's Representative may carry out additional or confirmatory sampling.
- C. The Contractor shall send a copy of this Section to the Soils Testing Laboratory for their use when making recommendations.
- D. Testing Reports shall contain at a minimum the following tests and the laboratory's recommendations for amending the soils for each of the following; the existing subsoil and the imported topsoil(s).
  1. Mechanical gradation (sieve analysis) shall be performed and compared to the USDA Soil Classification System.
  2. The silt and clay content shall be determined by a Hydrometer Test of soil passing the # 200 sieve.
  3. Percent of organics shall be determined by an Ash Burn Test or Walkley/Black Test.
  4. Chemical analysis shall be undertaken for Nitrate Nitrogen, Ammonium Nitrogen, Phosphorus, Potassium, Calcium, Aluminum, Soluble Salts, and Acidity (pH).
  5. Soil analysis tests shall include recommendations for each of the tested soils for soil additives to correct soils deficiencies as necessary, to perform for their respective relationship to plant types including lawns. Provide rates of application for all additives per both 1000 square feet and per cubic yard.
  6. All tests shall be performed in accordance with the current standards of the Association of Official Agricultural Chemists.

#### 1.9 SUBMITTALS

- A. Soil Testing and Soils Testing Report Submittal:
  1. All testing of existing subsoil and existing topsoil, except any environmental

testing, if required, shall be carried out by the Soils Testing Laboratory. Recommendations for amending subsoil and topsoil will be provided to the Contractor by the Soils Testing Lab after approval by the Owner's Representative.

2. All testing of the soil mix components shall be carried out by the Soils Testing Laboratory. Recommendations for amending and / or correcting the soil mix will be provided to the Contractor by the Soils Testing Lab after approval by the Owner's Representative.

## PART 2 – PRODUCTS

### 2.1 SODDING

- A. All materials shall be in accordance with the American Standard for Nursery Stock, current edition, and shall have a normal growth habit and be sound, healthy, vigorous and free from insect infestation.
  1. The health of all materials shall be in accordance with the State D.O.T. specifications.
  2. The quality of all plant materials shall be in accordance with the State D.O.T. specifications.
- B. Block sod shall be cleanly cut in strips having a reasonably uniform thickness of not less than 22 inches and a uniform width of 12 inches and length of 24 inches.
- C. Rolled sod shall be cleanly cut in strips having a reasonably uniform thickness of not less than 22 inches. Sod shall be cut in uniform widths of either 24", 30" or 42", with a minimum length of 25 yards to a roll.
- D. All sod shall consist of live, dense, well rooted growth of 419 Tifway Bermuda free from Johnson grass, nut grass and other obnoxious grasses and weeds. Sod shall be installed before November 15.

### 2.2 SEEDING

- A. The submittals required by this specification section include:
  1. Fed. Spec. JJJ-S-181B                      Agricultural Seeds
  2. Fed. Spec. O-F-24ID                      Commercial Mixer Fertilizer
  3. ASTM C 602-95a                      Agricultural Liming Material
- B. The areas to be seeded shall be as shown on the plans and shall include any area disturbed by construction activities.
- C. Seed shall be furnished separately or in mixtures in standard containers with the seed name, lot number, net weight, percentages of purity and of germination and hard seed, and percentage of maximum weed seed content clearly marked for each kind of seed. The Contractor shall furnish the Owner's Representative duplicate signed copies of a statement by the vendor certifying that each lot of seed has

been tested by a recognized laboratory for seed testing within 6 months of date of delivery. This statement shall include the following: name and address of laboratory, date of test, lot number for each kind of seed, and the results of tests as to name, percentages of purity and of germination, and percentage of weed content for each kind of seed furnished, and, in case of a mixture, the proportions of each kind of seed.

1. Permanent seeding  
Seeds shall be uniform mixtures of the following species, as determined by the slope of the project area to be seeded and date of seeding, in accordance with the following charts:

**GROUP "A"**

<b>Seed</b>	<b>Quantity Percent by Weight</b>	<b>Seeding Dates</b>
Kentucky 31 Fescue	80	February 1-July 1
English Rye	5	
Korean Lespedeza	15	

**GROUP "B"**

<b>Seed</b>	<b>Quantity Percent by Weight</b>	<b>Seeding Dates</b>
Kentucky 31 Fescue	55	June 1-August 15
English Rye	20	
Korean Lespedeza	15	
German Millet	10	

**GROUP "B1"**

<b>Seed</b>	<b>Quantity Percent by Weight</b>	<b>Seeding Dates</b>
Bermudagrass (hulled)	70%	April 15 - August 15
Annual Lespedeza	30%	

**GROUP "C"**

<b>Seed</b>	<b>Quantity Percent by Weight</b>	<b>Seeding Dates</b>
Kentucky 31 Fescue	70%	August 1-December 1
English Rye	20%	
White Clover	10%	

**GROUP "C1"**

<b>Seed</b>	<b>Quantity Percent by Weight</b>	<b>Seeding Dates</b>
Crown Vetch	25%	February 1-December 1
Kentucky 31 Fescue	70%	
English Rye	5%	

Groups "A", "B", and "C" when sown on slopes 3:1 and steeper shall be over seeded with Sericea Lespedeza at the rate of 15 pounds per acre. When over-seeding is performed between February 1 and July 1, Scarified Sericea Lespedeza shall be used with an additional 2 pounds per acre of Weeping

Lovegrass. Between July 1 and December unhulled Sericea Lespedeza shall be used. Group "C1" seed shall be used only when specified in the Plans.

2. Temporary seeding

The following seed groups and approved varieties are to be used for temporary seeding, in accordance with the dates shown:

**GROUP "D"**

**Jan. 1-May 1**

Italian Rye 33-1/3%  
Korean Lespedeza 33-1/3%  
Summer Oats 33-1/3%

**GROUP "E"**

**May 1-July 15**

100% \*Sudan-Sorghum  
Crosses or  
\*\*Starr Mill

**GROUP "F"**

**July 15-Jan. 1**

Balboa Rye 66-2/3%  
Italian Rye 33-1/3%

2.3 LIME

- A. Lime shall be ground limestone containing not less than 85% of total carbonates, and shall be ground to such fineness that 90% will pass through a No. 20 mesh sieve and 50% will pass through a No. 100 mesh sieve. Coarser material will be acceptable, providing the rates of application are increased to provide not less than the minimum quantities and depth specified in the special provisions on the basis of the two sieve requirements above. Dolomitic lime or a high magnesium lime shall contain at least 10% of magnesium oxide. Lime shall be applied at the rate recommended by the soil test(s). All liming materials shall conform to the requirements of ASTM C 602 – 95a.

2.4 FERTILIZER

- A. Fertilizer shall be standard commercial fertilizers supplied separately or in mixtures containing the percentages of total nitrogen, available phosphoric acid, and water-soluble potash. Commercial Fertilizer shall be a starter formula of 13-25-12 for seeding and sodding installation operations, with a growth formula of 19-3-7 or similar to be used during the establishment period, to commence 4 weeks after installation. The fertilizers shall be applied at the rate and to the depth specified herein, and shall meet the requirements of applicable state laws. They shall be furnished in standard containers with name, weight, and guaranteed analysis of contents clearly marked thereon. The containers shall insure proper protection in handling and transporting the fertilizer. No cyanamide compounds or hydrated lime shall be permitted in mixed fertilizers.
- B. The fertilizers may be supplied in one of the following forms:
1. A dry, free-flowing fertilizer suitable for application by a common fertilizer spreader;
  2. A finely-ground fertilizer soluble in water, suitable for application by power sprayers; or
  3. A granular or pellet form suitable for application by blower equipment.

One half of fertilizer shall be applied prior to seeding. The other half shall be applied after grass has been growing for three weeks.



## 2.5 WATER

- A. Water shall be potable water only. When directed by the Owner's Representative, the Contractor shall apply water in an amount such that, in conjunction with any rainfall, the seeded and mulched areas will receive an amount equivalent to a minimum of 1 inch of water each week beginning the week after seeding and continuing through the guarantee period.

## 2.6 TOPSOIL

- A. Topsoil shall be the surface layer of soil with no admixture of refuse or any material toxic to plant growth, and it shall be reasonably free from subsoil and stumps, roots, brush, stones (2 inches or more in diameter), clay lumps or similar objects. The topsoil, unless otherwise specified or approved, shall have a pH range of approximately 5.5 pH to 7.6 pH, when tested in accordance with the methods of testing of the association of official agricultural chemists in effect on the date of invitation of bids. The results of soil test by the Contractor shall show that the topsoil is free of excessive soluble salts at the time of use. The organic content shall be not less than 3% nor more than 20% as determined by the wet-combustion method (chromic acid reduction). There shall be not less than 20% nor more than 80% of the material passing the 200 mesh sieve as determined by the wash test in accordance with ASTM C 117. Replacement soil shall be amended by the Contractor with approved materials and methods to meet the above specifications, to a minimum depth of four (4) inches from finished grade.

## PART 3 - CONSTRUCTION METHODS

### 3.1 PREPARING THE GROUND SURFACE

- A. The area to be seeded or sodded shall be brought to the lines and grades shown on in Plans or as directed by the Owner's Representative. The surface of the area to be topsoiled shall be cleared of all stones larger than 2 inches in any diameter and all litter or other material which may be detrimental to proper bonding, the rise of capillary moisture, or the proper growth of the desired planting. Limited areas which are too compact to respond to these operations shall receive special scarification.
- B. Grades on the area to be topsoiled, which have been established as shown on the plans, shall be maintained in a true and even condition. Where grades have not been established, the areas shall be smooth-graded and the surface left at the prescribed grades in an even and properly compacted condition to prevent, insofar as practical, the formation of low places or pockets where water will stand.

### 3.2 PREPARING TOPSOIL

- A. The topsoil shall be prepared to a uniform minimum depth of 3 inches, unless otherwise shown on the plans or stated in the special provisions. Preparing shall not be done when the ground or topsoil is frozen, excessively wet, or otherwise in a

condition detrimental to the work. Preparation shall be carried on so that turving operations can proceed with a minimum of soil preparation or tilling.

- B. The topsoil surface shall conform to the required lines, grades, and cross sections. Any topsoil or other dirt falling upon pavements as a result of hauling or handling of topsoil shall be promptly removed. The topsoiled area shall be immediately seeded and mulched or sodded as directed by the Owner's Representative to protect against soil erosion.
- C. If any damage by erosion or other causes has occurred after the completion of grading and before beginning the application of fertilizer and ground limestone, the Contractor shall repair such damage. This may include filling gullies, smoothing irregularities, and repairing other incidental damage.

### 3.3 SEEDING

#### A. DRY APPLICATION METHOD

- 1. Liming. Lime shall be applied separately and prior to the application of any fertilizer or seed and only on seedbeds which have previously been prepared as described above. The lime shall then be worked into the top 2 inches of soil after which the seedbed shall again be properly graded and dressed to a smooth finish.
- 2. Fertilizing. Following advance preparations and cleanup fertilizer shall be uniformly spread at the rate which will provide not less than the minimum quantity stated in paragraph 2.04.
- 3. Seeding. Grass seed shall be sown at the rate specified in paragraph 2.02 immediately after fertilizing, and the fertilizer and seed shall be raked within the depth range stated in the special provisions. Seeds of legumes, either alone or in mixtures, shall be inoculated before mixing or sowing, in accordance with the instructions of the manufacturer of the inoculant. When seeding is required at other than the seasons shown on the plans or in the special provisions, a cover crop shall be sown by the same methods required for grass and legume seeding.
- 4. Rolling. After the seed has been properly covered, the seedbed shall be immediately compacted by means of an approved lawnroller, weighing 40 to 65 pounds per foot of width for clay soil (or any soil having a tendency to pack), and weighing 150 to 200 pounds per foot of width for sandy or light soils.

#### B. WET APPLICATION METHOD

- 1. General. The Contractor may elect to apply seed and fertilizer by spraying them on the previously prepared seedbed in the form of an aqueous mixture and by using the methods and equipment described herein.
- 2. Spraying Equipment. The spraying equipment shall have a container or water tank equipped with a liquid level gauge calibrated to read in increments not larger than 50 gallons over the entire range of the tank capacity, mounted so as to be visible to the nozzle operator. The container or tank shall also be equipped with a mechanical power-driven agitator capable of keeping all the solids in the mixture in complete suspension at all

times until used. The unit shall also be equipped with a pressure pump capable of delivering 100 gallons per minute at a pressure of 100 pounds per square inch. The pump shall be mounted in a line which will recirculate the mixture through the tank whenever it is not being sprayed from the nozzle. All pump passages and pipe lines shall be capable of providing clearance for 5/8 inch solids. The power unit for the pump and agitator shall have controls mounted so as to be accessible to the nozzle operator. There shall be an indicating pressure gauge connected and mounted immediately at the back of the nozzle.

The nozzle pipe shall be mounted on an elevated supporting stand in such a manner that it can be rotated through 360 degrees horizontally and inclined vertically from at least 20 degrees below to at least 60 degrees above the horizontal. There shall be a quick-acting, three-way control valve connecting the recirculating line to the nozzle pipe and mounted so that the nozzle operator can control and regulate the amount of flow of mixture delivered to the nozzle. At least three different types of nozzles shall be supplied so that mixtures may be properly sprayed over distance varying from 20 to 100 feet. One shall be a close-range ribbon nozzle, one a medium-range ribbon nozzle, and one a long-range jet nozzle. For case of removal and cleaning, all nozzles shall be connected to the nozzle pipe by means of quick-release couplings.

In order to reach areas inaccessible to the regular equipment, an extension hose at least 50 feet in length shall be provided to which the nozzles may be connected.

3. Mixtures. Lime shall be applied separately, in the quantity specified, prior to the fertilizing and seeding operations. Not more than 220 pounds of lime shall be added to and mixed with each 100 gallons of water. Seed and fertilizer shall be mixed together in the relative proportions specified, but not more than a total of 220 pounds of these combined solids shall be added to and mixed with each 100 gallons of water.

All water used shall be obtained from fresh water sources and shall be free from injurious chemicals and other toxic substances harmful to plant life. Brackish water shall not be used at any time. The Contractor shall identify to the Owner's Representative all sources of water at least 2 weeks prior to use. The Owner's Representative may take samples of the water at the source or from the tank at any time and have a laboratory test the samples for chemical and saline content. The Contractor shall not use any water from any source which is disapproved by the Owner's Representative following such tests.

All mixtures shall be constantly agitated from the time they are mixed until they are finally applied to the seedbed. All such mixtures shall be used within 2 hours from the time they were mixed or they shall be wasted and disposed of at locations acceptable to the Owner's Representative.

4. Spraying. Lime shall be sprayed only upon previously prepared seedbeds. After the applied lime mixture has dried, the lime shall be worked into the top 3 inches, after which the seedbed shall again be properly graded and dressed to a smooth finish.

Mixtures of seed and fertilizer shall only be sprayed upon previously prepared seedbeds on which the lime shall already have been worked in. The mixtures shall be applied by means of a high-pressure spray which shall always be directed upward into the air so that the mixtures will fall to the ground like rain in a uniform spray. Nozzles or sprays shall never be directed toward the

ground in such a manner as might produce erosion or runoff.

C. Maintenance of Seeded Areas

The Contractor shall protect seeded areas against traffic or other use by warning signs or barricades, as approved by the Owner's Representative. Surfaces gullied or otherwise damaged following seeding shall be repaired by regrading and reseeding as directed. The Contractor shall mow, water as directed, and otherwise maintain seeded areas in a satisfactory condition until final inspection and acceptance of the work.

When either the dry or wet application method outlined above is used for work done out of season, it will be required that the Contractor establish a good stand of grass of uniform color and density to the satisfaction of the Owner's Representative. If at the time when the contract has been otherwise completed it is not possible to make an adequate determination of the color, density, and uniformity of such stand of grass, payment for the unaccepted portions of the areas seeded will be withheld until such time as these requirements have been met. The Contractor shall be required to repair or replace any seeding that is defective or becomes damaged prior to the expiration of the project's warranty period. When, in the judgement of the Owner's Representative, such defects or damages are the result of poor workmanship or failure to meet the requirements of the specifications, the cost of the necessary repairs or replacement shall be borne by the Contractor. When, in the judgement of the Owner's Representative, such defects or damages are not the result of poor workmanship or failure to meet the requirements of the specifications, subsequent repairs and replacements deemed necessary by the Owner's Representative shall be made by the Contractor and will be paid for as additional or extra work.

3.4 SODDING

A. APPLYING FERTILIZER AND GROUND LIMESTONE

Following ground surface preparation, fertilizer shall be uniformly spread at a rate recommended by the manufacturer. Ground limestone, if deemed necessary by soil testing, shall be spread at a rate which will provide not less than the minimum quantity stated in paragraph 2.3. These materials shall be incorporated into the soil to a depth of not less than 2 inches by raking or other methods acceptable to the Owner's Representative. Any stones larger than 2 inches in any diameter, large clods, roots, and other litter brought to the surface by this operation shall be removed.

B. OBTAINING AND DELIVERING SOD

After inspection and approval of the source of sod by the Owner's Representative, the sod shall be cut with approved sod cutters to such a thickness that after it has been transported and placed on the prepared bed, but before it has been compacted, it shall have a uniform thickness of not less than 2 inches. Sod sections or strips shall be cut in uniform widths, not less than 10 inches, and in lengths of not less than 18 inches, but of such length as may be readily lifted without breaking, tearing, or loss of soil. Where strips are required, the sod must be rolled without

damage with the grass folded inside. The Contractor may be required to mow high grass before cutting sod.

The sod shall be transplanted within 24 hours from the time it is stripped, unless circumstances beyond the Contractor's control make storing necessary. In such cases, sod shall be stacked, kept moist, and protected from exposure to the air and sun and shall be kept from freezing. Sod shall be cut and moved only when the soil moisture conditions are such that favorable results can be expected. Where the soil is too dry, permission to cut sod may be granted only after it has been watered sufficiently to moisten the soil to the depth the sod is to be cut.

#### C. LAYING SOD

Sodding shall be performed only during the seasons when satisfactory results can be expected. Frozen sod shall not be used and sod shall not be placed upon frozen soil. The ground shall be sprinkled until saturated for a minimum depth of 1 inch and kept moist until the sod is placed. Sod may be transplanted during periods of drought with the approval of the Owner's Representative, provided the sod bed is watered to moisten the soil to a depth of at least 4 inches immediately prior to laying the sod.

The sod shall be moist and shall be placed on a moist earth bed. Pitch forks shall not be used to handle sod, and dumping from vehicles shall not be permitted. The sod shall be carefully placed by hand, edge to edge and with staggered joints, in rows at right angles to the slopes, commencing at the base of the area to be sodded and working upward. The sod shall immediately be pressed firmly into contact with the sod bed by hand tamping or rolling with approved equipment as approved by the Owner's Representative to provide a true and even surface, and insure knitting without displacement of the sod or deformation of the surfaces of sodded areas. Where the sod may be displaced during sodding operations, the workmen when replacing it shall work from ladders or treaded planks to prevent further displacement. Screened soil of good quality shall be used to fill all cracks between sods. The quantity of the fill soil shall not cause smothering of the grass. Where the grades are such that the flow of water will be from paved surfaces across sodded areas, the surface of the soil in the sod after compaction shall be set approximately 1 inch below the pavement edge. Where the flow will be over the sodded areas and onto the paved surfaces around manholes and inlets, the surface of the soil in the sod after compaction shall be placed flush with pavement edges.

On slopes steeper than 1 vertical to 3 horizontal and in v-shaped or flat-bottom ditches or gutters, the sod shall be pegged with wooden pegs not less than 12 inches in length and have a cross-sectional area of not less than 3/4 square inch. The pegs shall be driven flush with the surface of the sod.

The Contractor shall not allow any equipment or material placed on any planted area and shall erect suitable barricades and guards to prevent this equipment, labor or the public from traveling on or over any area planted with sod.

#### D. WATERING

Adequate water and watering equipment must be on hand before sodding begins, and sod shall be kept moist for a period of three weeks. In all cases, watering shall be done in a manner which will avoid erosion from the application of excessive

quantities and will avoid damage to the finished surface.

E. ESTABLISHING TURF

1. General. The Contractor shall provide general care for the sodded areas as soon as the sod has been laid and shall continue until final inspection and acceptance of the work.
2. Protection. All sodded areas shall be protected against traffic or other use by warning signs or barricades approved by the Owner's Representative.
3. Mowing. The Contractor shall mow the sodded areas with approved mowing equipment, depending upon climatic and growth conditions and the needs for mowing specific areas. In the event that weeds or other undesirable vegetation are permitted to grow to such an extent that, either cut or uncut, they threaten to smother the sodded species, they shall be mowed and the clippings raked and removed from the area.

F. REPAIRING

Surfaces gullied, eroded areas, or any damaged areas found following sodding shall be repaired by re-grading and re-sodding as directed by the Owner's Representative.

The Contractor shall re-grade, re-fertilize, and re-sod any or all sodded areas as directed by the Owner's Representative to correct any unsatisfactory and unacceptable conditions as determined by the Owner's Representative regardless of who may have caused the unacceptable or unsatisfactory area.

If in the opinion of the Owner's Representative any sodded areas do not show a uniform or healthy stand of grass, the Contractor shall re-sod and or re-fertilize those areas as directed by the Owner's Representative without any additional cost to the Owner.

PART 4 - MEASUREMENT AND PAYMENT

4.1 SEEDING

- A. The area of seeding to be measured for payment shall be the number of units seeded in accordance with these specifications and accepted by the Owner's Representative. Each unit shall consist of 1,000 square feet measured along the surface. Seeding will be paid for at the respective contract unit price per seeding unit. The unit payment shall be full compensation for preparing the seed bed and for furnishing and placing all materials, including fertilizer, agricultural limestone, seed, water and for all labor equipment and tools necessary to complete this item to the satisfaction of the Owner's Representative.

4.2 SODDING

- A. Sodding shall be measured and paid for by the square yard and shall be full compensation for all materials, labor, equipment and tools necessary to complete the work to the satisfaction of the Owner's Representative.

END OF SECTION 329250





## **SECTION 329000- PLANTING**

### PART 1 – GENERAL

#### 1.1 QUALITY ASSURANCE

##### A. QUALIFICATIONS OF WORKMEN

Provide at least one person who shall be present at all times during execution of this portion of the Work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this section.

##### B. APPLICABLE DOCUMENTS

The following specifications and standards of the issues listed and referred to in this Section form a part of this Specification to the extent required by reference thereto:

1. American Standard for Nursery Stock, American Hort, Current Edition, ANSI Z60.1.

#### 1.2 PLANT AVAILABILITY

All plants specified in the Plant Schedule shall be located and certified available to be planted.

#### 1.3 PRECAUTIONS

Locate underground utilities and drainage lines on the site with flags or similar markings prior to excavating or driving stakes. Take proper precautions to prevent damaging or disturbing these improvements. Contractor is responsible for damage or dislocation by his company.

#### 1.4 INSPECTION AND ACCEPTANCE

##### A. INSPECTION

Inspection - a verification of performance for work defined by contract documents, to be conducted by the Owner's Representative on site and in the presence of the Landscape Contractor for the purpose of acceptance. Inspection shall be made within two (2) weeks of written notification from the Landscape Contractor. Failure of the Owner's Representative to inspect the work shall not void the guarantee. During inspection for initial acceptance, the Landscape Contractor should have an acceptance form to be signed by the Owner or Owner's Representative.

B. INITIAL ACCEPTANCE

Initial Acceptance - the approval of work inspected. Acceptance can be on partially completed work under the contract, if approved by the Owner or Owner's Representative. If, for reasons beyond the Landscape Contractor's control, work has stopped, inspection shall be made of partially completed work. The Owner's Representative shall make a maximum of two initial inspections. Additional inspections required to approved newly installed material or previously rejected material will be at the Contractor's expense.

C. WARRANTY

Warranty shall begin after landscape inspection and acceptance. Note: The Landscape Contractor should periodically inspect the site during the warranty period and notify the Owner or Owner's Representative in writing if proper maintenance is not being performed.

D. FINAL INSPECTION AND ACCEPTANCE

Final Inspection and Acceptance - the Landscape Contractor shall conduct a final inspection with the Owner or Owner's Representative at the end of the one-year period. In no way will final acceptance of landscaping proceed final acceptance of entire project.

1.5 WARRANTY PERIOD AND REPLACEMENTS

The standard warranty is for a one (1) year period, excluding bulbs and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of a normal density, size and color. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or when 25% of the crown is dead. Deciduous material shall be guaranteed to break dormancy if planted in dormant season. Perennials shall be guaranteed to show signs of healthy growth by May 15 - June 1. Any delay in completion of planting operations which extends the planting into more than one planting season shall extend the Warranty Period correspondingly. Replace without cost to Owner, and as a vigorous, thriving condition, as determined by the Owner's Representative during and at the end of the Warranty Period. Replacement shall closely match adjacent specimens of the same species and shall be subject to all requirements of this specification. The Contractor shall not be held responsible for failures due to neglect by the Owner, vandalism, etc., during the Warranty Period. Report such conditions to the Owner in writing. Plant material exhibiting conditions which are determined by the Owner's Representative as being unacceptable due to action during planting and maintenance operations shall be replaced at no additional cost to the Owner. Annuals and bulbs are not guaranteed.

1.6 PRODUCT HANDLING

A. DELIVERY AND TEMPORARY STORAGE

1. Insofar as is practicable, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the stock not planted.
2. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, with the root mass well protected and kept well watered. Plants shall not remain unplanted for longer than three days after delivery to the site.

B. APPROVALS AND REJECTION OF MATERIALS AND WORK

The selection of all materials and execution of all preparations required under the Drawings and Specifications shall be subject to the approval of the Owner's Representative. The Owner's Representative shall have the right to reject any and all materials, any and all work, which in his opinion does not meet the requirements of the Specifications or Drawings at any stage of operations. All rejected materials shall be promptly removed from the site and shall not be discarded on adjacent sites.

C. MAINTENANCE OF SITE DURING PLANTING

Sidewalks, roads and other pavement adjacent to planting operation shall be kept clean and free of obstructions, mud and debris at all times. Wheels of vehicles used in work shall be cleaned if necessary. Flushing of streets or disposal of dirt or debris into sewers or drainage ditches will not be permitted. Dust shall be controlled by approved means to the satisfaction of the Owner's Representative.

PART 2 - PRODUCTS

2.1 GENERAL

All plants shall be in accordance with the American Standards for Nursery Stock, and shall have a normal growth habit and be sound, healthy, vigorous and free from insect infestation. Any tree with weak, thin trunks not capable of supporting itself when planted in the open will not be accepted.

2.2 MEASUREMENTS

1. Conform to dimensions shown on the Drawings.
2. All plant sizes shall be in accordance with the size specifications of the American Standards for Nursery Stock, ANSI Z60.1, Current Edition.

2.3 BALL AND BURLAP PLANT MATERIALS

- A. Ball and Burlap Plant Materials shall be in accordance with the following:
1. American Standards for Nursery Stock, Current Edition.
  2. Synthetic ball wrapping material will not be allowed in any case.

## 2.4 CONTAINER GROWN PLANT MATERIALS

All container grown plants shall be healthy, vigorous, well-rooted and established in the container in which they are sold. An established container grown plant shall be defined as a plant transplanted into a container and grown in that container sufficiently long for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. The container shall be sufficiently rigid to hold the root mass shape protecting it during shipment. No root bound container grown plants will be permitted. No broken container grown root mass shall be planted.

## 2.5 BARE ROOTED PLANT MATERIALS

No bare rooted plant materials will be permitted.

## 2.6 COLLECTED PLANT MATERIALS

No collected plant materials will be permitted.

## 2.7 MISCELLANEOUS MATERIALS

### A. TOPSOIL

Fertile, friable, natural topsoil of a loamy character without admixture of clay, hardpan, mulch, marl, shell or fine sand and capable of sustaining vigorous plant growth. It shall contain a normal amount (5-8%) of decomposed organic matter and shall be free of stones, lumps, plants or their roots, or seeds, sticks and other extraneous matter and shall contain no substance or material inhibitory to plant growth. The results of soil tests by the Contractor shall show that topsoil pH is between 5 and 7 and that topsoil is free of excessive soluble salts at time of use.

### B. PLANTING SOIL MIXTURE

All topsoil used in tree and shrub beds shall be prepared and conditioned as follows: Mix one (1) part by volume of decomposed peat moss, one (1) part builder's coarse sand and one (1) part topsoil and add three (3) pounds of slow-release 6-12-12 fertilizer to each cubic yard of the mixture. Provide one part planting soil mix for each three parts original soil removed from tree and shrub planting pits.

### C. MYCORRHIZAL INOCULANT

Plant Success Great White Premium Mycorrhizae granular inoculum as manufactured by Plant Revolution, Inc., 2133 S. Hathaway Street, Santa Ana, California, 92705 or approved equal. Apply to planting mix surrounding root ball, 2 to 3 ounces per inch of caliper or as directed by manufacturer.

D. FERTILIZER

1. Commercial Fertilizer 6-12-12: Fertilizer shall conform to applicable State fertilizer laws and shall be slow-release type.
2. Lime - Shall be raw ground limestone of agricultural grade and shall be added to topsoil at an incremental rate of 2 1/2 pounds per cubic yard to correct highly acid conditions as determined by soil test by the Contractor conducted prior to the spreading or mixing of topsoil.
3. Aluminum Sulfate - Shall be unadulterated and delivered in containers with name of materials and manufacturer and net weight of contents and shall be added to topsoil at an incremental rate of 2 1/2 pounds per cubic yard to correct highly alkaline conditions as determined by soil test conducted prior to the spreading or mixing of topsoil.

E. MULCHING

Bark - Shall be of 100% organic decomposed shredded pine or hardwood and be free of weeds, diseases, seeds, spurs, insects and other foreign matter.

F. PEAT MOSS

Commercial organic grade, dark brown color, cured for at least one year, low in woody material, free from mineral or other foreign matter harmful to plant life.

G. STAKES

Anchoring material shall be root staking materials as manufactured by Tree Frog Environmental Products, LLC of Mount Dora, Florida or approved equal. Anchoring material shall be provided and installed using the manufacturer's recommendation for root ball staking.

H. WATER

The Contractor shall make, at his expense, whatever arrangements may be necessary to ensure an adequate supply of water to meet the needs of this project. Water shall be free from any harmful or objectionable organisms, seed or other materials.

PART 3 - EXECUTION

3.1 SOIL TESTING

- A. All soil testing shall be done at the Contractor's expense. Soil tests shall be conducted by a state laboratory or recognized commercial laboratory. Each sample shall be extracted from a six-inch deep core and prepared in accordance with recommendations of the soil-testing laboratory.

- B. Each soil test shall determine soil texture (mechanical analysis), pH, magnesium, phosphorus, potassium, soluble salts, total calcium, nitrogen, and percent organic matter.
- C. For all new soils provided from off-site sources, obtain one soil test for each soil source per 500 cubic yards of soil and submit soil test results and soil amendment recommendations to Owner's Representative for review and acceptance prior to distributing and amending soil.
- D. For existing soil to remain in place and be amended for landscape areas, submit one composite soil test for each isolated bed area (separated from other beds by paving). For existing soil to remain in place and be amended for lawn areas, submit one composite soil test per 20,000 square feet. Composite tests for planting areas shall be mixed from a minimum of five samples. Composite tests for lawn areas shall be mixed from a minimum of ten samples. The five or more samples shall be mixed together to form a composite sample, from which a pint sample shall be extracted, air-dried and tested. Submit soil test results and soil amendment recommendations to Owner's Representative for review and approval, prior to amending soil.

### 3.2 PLANTING METHODS

- A. GENERAL
  - 1. The Contractor shall be responsible for planting at correct grades and alignment.
  - 2. The Owner's Representative shall inspect all plant materials while in their containers and in their locations prior to digging.
  - 3. The Contractor shall flag all underground utilities and structures prior to digging or staking.
  - 4. Perform planting only during periods within the planting season when weather and soil conditions are suitable and in accordance with local accepted practices.
- B. PLANTING BED PREPARATION
  - 1. Excavation of planting beds shall be in accordance with the planting details.
  - 2. Before setting any trees or shrubs the beds or pits shall be backfilled with the topsoil mixture to a depth of 6 inches and tamped and watered.
- C. SETTING PLANTS
  - 1. Set plants at same relationship to finish grade as they bore to the ground from which they were dug.
  - 2. Prepare planting beds as specified and set plants plumb and oriented for desired effect as directed by the Owner's Representative.
  - 3. Use topsoil mixture with micorrhizal inoculant to backfill plant pits. When plant pits have been backfilled approximately 2/3 full, water thoroughly and tamp lightly before filling remainder of soil to top of pit.
  - 4. Cut ropes or strings from top of ball after plant has been set. Leave burlap or cloth wrapping intact around the lower one-half of the root balls. Turn

under and bury top one-third of the burlap wrapping on the ball as shown on the details.

5. Form saucers capable of holding water about plant by placing a mound of topsoil around the edge of each filled in pit as detailed.
6. Mulch all pits with shredded bark or approved mulch material, keeping mulch 8 inches away from tree trunks. Provide 5-foot radius of mulch surrounding tree trunks unless otherwise shown on the plan.
7. Water all plants by hose immediately after planting.
8. Stake each plant as detailed.

D. PRUNING

All deciduous trees shall be pruned in accordance with standard horticultural practices. Pruning shall be approved in advance by the Owner's Representative.

3.3 MAINTENANCE OF TREES, SHRUBS, AND GROUND COVERS

A. MAINTENANCE PERIOD

Maintenance shall begin immediately after each plant is planted and shall continue until landscape inspection and final acceptance of the entire project.

B. MAINTENANCE TASKS

Maintenance of new planting shall consist of pruning, watering, cultivating, weeding, mulching, tightening, and repairing of guys, resetting plants to proper grades or upright position, restoration of the planting saucer, and furnishing and applying such sprays as are necessary to keep the planting free of insects and disease. If planting is performed after grass preparation, proper protection to grass areas shall be provided.

C. PROTECTION OF PLANTINGS

Planting areas and plants shall be protected at all times against trespassing and damage of any kind for the duration of the maintenance period. If any plants become damaged or injured, they shall be treated or replaced as directed by the Owner's Representative.

END OF SECTION 329000





## **SECTION 330500 – SEPARATION OF PIPE UTILITIES**

### PART 1 – GENERAL

#### 1.1 REQUIREMENTS INCLUDED

- A. Location of piped utilities to separate water mains from sewer facilities.

#### 1.2 RELATED WORK

- A. Appropriate Piped Utility Sections

### PART 2 - PRODUCTS

#### 2.1 PARALLEL INSTALLATION

- A. Separate water mains at least 10 feet horizontally, measured edge to edge, from any sewer facility whenever possible.
- B. When local conditions prevent a horizontal separation of 10 feet, closer installations may be made if:
  - 1. The bottom of the water main is at least 18" above the top of the sewer facility; or
  - 2. The Sewer is constructed of materials equivalent to water main standards and pressure tested to assure watertightness prior to backfilling.

#### 2.2 CROSSINGS

- A. Separate water mains crossing sewer facilities by at least 18" between the bottom of the water main and the top of the sewer facility whenever possible.
- B. When local conditions prevent a vertical separation as described above, the following construction shall be used:
  - 1. Sewers passing over or under water mains should be constructed of materials equivalent to water main standards and pressure tested to assure watertightness prior to backfilling.
  - 2. Water mains passing under sewers shall, in addition, be protected by providing:
    - a. A vertical separation of at least 18" between the bottom of the sewer and the top of the water main.
    - b. Adequate structural support for the sewer to prevent excessive deflection of joints and settling on and breaking the water mains.
    - c. That the length of water pipe be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer.

#### 2.3 SEWER FACILITIES

- A. Do not install water mains or sewer facilities which pass through or contact each other.

END OF SECTION 330500

## **SECTION 331100 – WATER DISTRIBUTION SYSTEMS**

### PART 1 - GENERAL

#### 1.1 WORK INCLUDED

- A. Installation, testing and disinfection of water lines and appurtenances.

#### 1.2 RELATED WORK

### PART 2 - PRODUCTS

#### 2.1 DUCTILE IRON PIPE AND FITTINGS

A. Pipe

1. Manufactured in accordance with ANSI A-21.50 (AWWA C-151) and ANSI A-21.10 (AWWA C-110).
2. A cement lining meeting the requirements of ANSI 21.4 (AWWA C-104).
3. A minimum of 1 mil thick bituminous coating on the outside surface.
4. Clearly mark with manufacturer's name, D.I. or ductile, weight, class or nominal thickness, and coating period.
5. Unless otherwise specified, or shown on the plans, ductile iron pipe shall be Class 50 for 200 psi working pressure.

B. Fittings

1. Fittings 4" - 24": Pressure rated at 350 psi.
2. Fittings 30" - 36": Pressure rated at 250 psi.
3. Joints meeting the requirements of ANSI A-21.11 (AWWA C-111).

#### 2.2 POLYVINYL CHLORIDE PIPE (PVC) AND FITTINGS

- A. Provide PVC pipe meeting AWWA C-900.

B. AWWA C-900 Pipe:

1. PVC 1120 pipe manufactured from virgin, National Sanitation Foundation (NSF) approved compounds meeting the requirements of ASTM D-1784.
2. Pressure rated based on Dimension Ratios (DR) and pressure classes (pressure classes are working pressure ratings):

Dimension Ratio (DR)   Pressure Class (psi)

18

150

3. Outside diameter equivalent to the same outside diameter of cast iron pipe.

4. The minimum wall thickness of the bell, at any point, shall conform with the DR requirements of the pipe.
5. Furnish in standard laying lengths of twenty (20) feet.
6. Clearly mark with the manufacturer's name, nominal diameter, DR, PVC 1120, pressure class, AWWA C-900, and NSF approval seal.

## 2.3 SERVICE PIPE

### A. Polyethylene Pipe:

- 1) Class 160, SDR 9, polyethylene classified PE 3406C suitable for a working pressure of 160 psi.
- 2) 100% non-toxic polyethylene resin compound of ultra- high molecular weight in accordance with ASTM D-1248.
- 3) 3/4 inch nominal diameter unless otherwise specified or shown on the plans.
- 4) Service pipe shall be used to connect the corporation stop with the meter yoke. Use the minimum length required to make a straight line connection including a gooseneck.

### B. Copper Pipe

1. Seamless copper tubing meeting the requirements of ASTM B-88, Type K.
2. Contain not less than 99.90% copper and not more than 0.04% phosphorous.
3. Suitable for use with a working water pressure of 160 psi.
4. 3/4 inch nominal diameter unless specified or shown on the plans.
5. Service pipe shall be used to connect the corporation stop with the meter yoke. Use the minimum length required to make a straight line connection including a gooseneck.

## 2.4 WATER SERVICE ASSEMBLIES

### A. Water Meters

1. AWWA C-700.2. 5/8" x 3/4" unless otherwise specified or shown on plans.
2. Frost proof with a cast bronze casing and a hinged cover.
3. Direct reading register, in gallons, unless otherwise specified.
4. Disc or piston operated with magnetic drive.
5. A suitable non-corrosive strainer located over the inlet to the measuring chamber.
6. The name of the manufacturer cast in the lid of the register box and the meter serial number imprinted thereon.

### B. Water Main Connections

1. Tap water mains in the upper half of the pipe at a 45 degree angle or provide brass tapped couplings with AWWA threads.
2. Do not exceed the pipe manufacturer's recommended maximum tap size.
3. Use service clamps on all taps for PVC pipe.

### C. Corporation Stops

1. AWWA C-800.
2. Cast of certified waterworks red brass, composed of 85% copper and 5% each of tin, lead and zinc.
3. Water tight and individually tested for leaks.
4. Waterway diameter approximately equal to the nominal size of the stop.
5. Coat or cap all threads for protection prior to installation.

D. Meter Yokes

1. Copper tubing with an integral brace and meter stop.
2. Minimum rise of 14".
3. Provide with outlets designed for the use of polyethylene or copper service pipe.

E. Service Clamps: Bronze with neoprene gasket and double straps.

F. Meter Boxes

1. Rectangular pre-cast concrete, cast iron or plastic.
2. Pre-cast concrete and cast iron meter boxes shall have a cast iron lid.
3. Depth of the meter box not less than 18 inches.
4. Of sufficient size to facilitate easy installation and removal of the water meter.
5. Where service assemblies include a pressure reducing valve, sufficiently sized for installation of the pressure reducing valve in the meter box.

G. Pressure Reducing Valves for Service Assemblies

1. Where the static pressure is greater than 80 psi, or as shown on the plans, service assemblies shall include a pressure reducing valve and all necessary fittings and appurtenances.
2. Cast bronze body provided with a strainer on the inlet end.
3. 3/4 inch nominal size with factory pre-set delivery pressure of 45 psi and field adjustable without the use of special tools or without removing the valve from the line.
4. Locate in the meter box on the downstream side of the meter.

2.5 VALVES AND VALVE BOXES

A. Valves shall be manufactured by Mueller Company.

B. Gate Valves

1. AWWA C-500.
2. Of iron body, bronze mounted, double disc, parallel seat, non-rising stem.
3. Stuffing boxes: O-ring seal type with two (2) rings in the stem located above the thrust collar.
4. 2" square wrench nut for operation of the valve.
5. Minimum design working water pressure of 200 psi for valves with diameters 2"-12" and 150 psi for valves with diameters of 14"-54", unless otherwise specified or shown on the plans.

6. Joints: ANSI A-21.11 (AWWA C-111).
7. Bonnet or body markings: Manufacturer's name, year of casting, size, pressure rating, and OPEN with direction.
8. Open by counter-clockwise operation, unless otherwise specified.

C. Butterfly Valves

1. AWWA C-504.
2. Cast iron body, rubber seated tight-closing type.
3. Cast markings: valves size, manufacturer's name, class, direction of opening, and the year of casting.
4. Class 150, suitable for working water pressure of 150 psi unless otherwise specified or shown on the plans.
5. Open by counter-clockwise operation, unless otherwise specified.

D. Main Line Pressure Reducing Valves:

1. Cast iron globe body, full bronze mounted, external pilot operated, single resilient seated type.
2. Packed with leather (or other soft material ) to insure tight closure and to prevent metal friction and seating.
3. Open when the downstream pressure is less than the valve setting and close tightly when the downstream pressure exceeds the valve setting.
4. Valve opening: proportional to the delivery requirements and not influenced by changes in inlet pressure.
5. Pilot valve: arranged to allow for its removal from the main valve while under pressure and easily accessible without removal of springs, weights, or the use of special tools.
6. Suitable to operation at 200 psi working water pressure and adjustable.

E. Valve Boxes

1. Cast iron, 2 or 3 piece, screw type with shaft diameter of not less than 5".
2. Heavy roadway type equipped with a cover containing the word "WATER" in raised letters on the top.
3. Base of such size as to permit its installation without allowing it to come in contact with either the valve or the pipe.

2.6 FIRE HYDRANTS AND BLOW-OFF HYDRANTS

A. Fire hydrants shall be manufactured by Mueller Company.

B. Fire Hydrants

1. AWWA C-502.
2. Cast iron bodies, fully bronze mounted, designed for operation at a working water pressure of 150 psi.
3. Furnish with two 2-1/2" threaded brass hose nozzles and one threaded brass pumper nozzle.
4. Compression type main valve 5-1/4" or 4-1/2" in diameter faced with a suitable yielding material such as leather, rubber, or balata.
5. So designed that, when it is installed, no excavation is required to remove

- the main valve or the moveable parts of the drain valve.
- 6. Inside diameter of barrel: at least 120 percent of the hydrant valve size.
- 7. Inlet connection: minimum of 6" mechanical joint on all lines, unless otherwise specified or shown on the plans.
- 8. Equipped with safety flange located not more than 2" above ground and a two piece shaft breakaway assembly.
- 9. Open on counter-clockwise operation, unless otherwise specified.
- 10. Shop paint and mark in accordance with AWWA C-502.
- 11. Cast markings: manufacturer's name, size of the main valve, year of manufacture, and direction opening.
- 12. Field touch-up, if the surface has been marred, with paint supplied by the manufacturer of the same color and type as that used during shop painting.

C. Blow-off Hydrants

- 1. Post type having cast iron bodies, fully bronze mounted and designed for operation at a working water pressure of 150 psi.
- 2. Furnish with either two 1-1/2" or one 2-1/2" threaded brass hose nozzle.
- 3. Compression type main valve 2-1/8" minimum diameter faced with a suitable yielding material such as rubber, leather, or balata.
- 4. So designed that, when it is installed, no excavation is required to remove the main valve or the moveable parts of the drain valve.
- 5. Inside diameter of barrel at least 3".
- 6. Inlet connection: 2" mechanical joint, unless otherwise specified or shown on the plans.
- 7. Equipped with a safety flange located not more than 2" above the ground.
- 8. Open on counter-clockwise operation, unless otherwise specified.
- 9. Cast markings: manufacturer's name, size of the main valve, year of manufacture, and direction of opening.
- 10. Field touch-up, if the surface has been marred, with paint supplied by the manufacture of the same color and type as that used during shop painting.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Before placing pipe in the trench, field inspect for cracks or other defects, remove defective pipe from the construction site.
- B. Swab the interior of the pipe to remove all undesirable material.
- C. Prepare the bell end and remove undesirable material from the gasket and gasket recess.
- D. Excavate trenches to the indicated lines and locations to provide uniform and continuous bearing and support of each pipe barrel on firm undisturbed earth at every point between bell holes, with an ample bell hole at each joint to facilitate proper jointing and to prevent bells from bearing on the trench bottom. Trench depths shall be as required to provide the specified MINIMUM cover over the tops

of pipes; as required to permit pipes to pass under culverts, railroads, highways, existing pipelines, and other obstructions; and as required to accommodate valves and boxes. Trench widths shall be as required for the proper laying and jointing of pipes and the proper placing and compacting of backfill, but in no case shall a trench be more than 24" wider than the inside diameter of the pipe to be laid therein. Machine or hand-cut trenches, except that in all cases prepare the final subgrade accurately with hand tools, and in special cases where required, cut the trenches entirely by hand. Where excavation is carried below proper subgrade, before laying pipe bring the trench bottom up to proper subgrade by backfilling with approved material placed in 6" maximum thickness loose layers, and thoroughly compact each layer as required to provide uniform and continuous bearing and support for the pipe barrel at every point between bell holes.

- E. Bedding for pipe shall be one of the following:
1. Special Bedding - Special Bedding shall be used where trench conditions are unsuitable for pipe support as determined by the engineer.
  2. Ordinary Bedding - Ordinary bedding shall be used for all pipelines, unless otherwise noted as directed.
- F. Minimum cover over tops of pipes shall be as follows:
1. All pipes, except as otherwise specified below: 36" MINIMUM cover, as measured from top of pipe.
  2. Hydrant leads, where they cross side ditches ONLY: 18" MINIMUM cover.
  3. Hydrant leads, all other locations: 36" MINIMUM cover.
  4. Customers' service lines: 36" MINIMUM cover.
  5. Special Conditions: MINIMUM cover as indicated on the drawings.
  6. Under the streets or roads unless concrete encased: 48" MINIMUM cover.
- G. IN ALL CASES, THE SPECIFIED MINIMUM COVER OVER PIPES SHALL BE BASED UPON FINAL FINISHED SURFACES, INCLUDING PAVING, IF ANY. Where grading is involved, do not cut trenches under roads, streets, or other areas until the final finish grading has been done, unless otherwise authorized.
- H. Shore and brace trenches and excavations as required, to protect personnel, adjacent structures, and adjacent property. Where required by the conditions encountered, brace trenches, and excavations with suitable close sheeting or sheet piling. Do all necessary cribbing up required for the proper operation of trenching machines.
- I. Provide and maintain in proper working order all necessary dewatering equipment required to remove water from the excavations. Where quicksand or other water bearing strata are encountered, install and connect the necessary number of well points with pumping equipment of sufficient capacity to prevent rise of water in the excavation until the work has been installed properly and will be unaffected by submersion.
- J. Do not install any work until excavations are free of water, mud, and loose earth. Do not install any work on frozen ground.
- K. Install pipe crossing concrete driveways, sidewalks, asphalt driveways and other



special conditions by tunneling or boring, or as authorized. Install pipes crossing dirt or gravel drives by open cut, unless otherwise authorized.

- L. Where the trench bottom at required subgrade is found to be unstable or to include ashes, cinders, any type of refuse, vegetable or other organic material, or large pieces or fragments of inorganic material which in the Engineer's opinion should be removed, excavate and remove such unsuitable material. Before laying pipe, bring the trench bottom up to proper subgrade by backfilling with approved material placed in 6" maximum thickness loose layers, and thoroughly compact each layer as required to provide uniform and continuous bearing and support for the pipe barrel at every point between bell holes.

### 3.2 INSTALLING WATERLINES

- A. Lay all pipe in a straight line on a uniform grade.
- B. After applying gasket lubricant, take extreme care to keep the spigot end from contacting the ground.
- C. Hone the pipe with suitable tools and equipment.
- D. Closely follow the manufacturer's instruction in laying and joining pipe.
- E. Cut pipe for inserting valves, fittings, etc. in a neat and workmanlike manner without damaging the pipe so as to leave a smooth end at right angles to the axis of the pipe.
- F. Locate waterlines in relation to other pipe utilities in accordance with Section 02605.

### 3.3 ANCHORAGE

- A. Provide anchorage for each bend, tee, plug, deadend, and other fitting subject to blowing off of the line under pressure.
- B. Unless otherwise indicated, anchorage shall consist of a 2,500 psi concrete blocking poured between firm undisturbed earth and the unbalanced sides of the items to be anchored, with sufficient earth bearing area to prevent displacement of joints under pressure. Pour concrete blocking before applying pressure test on piping and arrange it so that the pipe and fitting joints will be accessible for repair.
- C. Set-Screw Type Retainer Glands: These shall be U.S., CLOW, ACIPCO, or as approved ductile iron set-screw type mechanical joint retainer glands, installed in accordance with manufacturer's directions, with set screws tightened uniformly about 80 foot pounds torque. This type of anchorage MAY be used at to any location instead of concrete anchorage subject to approval, and shall be used at the following locations:
  - 1. Where indicated on the drawings.
  - 2. Where concrete anchorage is not practical.
- D. Anchoring Type Tees for Fire Hydrant Connections. These shall be as specified

hereinbefore under DUCTILE IRON PIPE, FITTINGS, AND JOINTS. Anchor fire hydrant cut-off valves directly to the locked-on gland rings of the tee outlets.

### 3.4 INSTALLATION OF VALVES AND BOXES

- A. Install valves with their operating stems plumb, at approximate locations indicated, but at exact locations as approved and as specified. Leave all valves in normal operating positions, free from leakage.
  - 1. Fire Hydrant Cut-off Valves: Install these directly on the spigot outlets of the ANCHORING TYPE tees in the mains.
  - 2. All Other Valves: Insofar as practicable, install these one pipe length from centers of tees and crosses at intersections, and at locations in runs where easy to find in the future.
  - 3. Provide all valves three (3) to fourteen (14) inches inclusive, nominal size, and all by pass valves with screw tops adjustable metal boxes, approximately five (5) inches in diameter constructed so that removable cover will not be thrown out by travel over same. Provide boxes with approved hoods at base of lower section to relieve any strain superimposed on valve bonnet.
- B. Set and support each valve box, after the prime coat is installed on the street, so that no stress or shock can be transmitted to the valve, with the box centered and plumb over the valve wrench nuts, and the box top exposed and flush with finished grade. Re-adjust boxes as required so that all boxes conform to these requirements at the time of acceptance of the system. Leave all valves in normal operating position, free of leakage.
- C. For each valve installed for future use, install one full length of pipe in outlet of valve, plug outer end of pipe with a standard cast iron plug, and anchor plug as specified hereinbefore.

### 3.5 SETTING OF HYDRANTS

- A. Install hydrants at approximate locations indicated, but at exact locations as approved. Unless otherwise indicated or approved, locate hydrants at the intersections of private property lines, and between curbs and sidewalks. All hydrant leads shall be 6" pipe.
- B. Set each hydrant on a 4" thick 18" square minimum size precast concrete slab, in true plumb position, with lowest nozzle not less than 12" above finished grade. Securely block or anchor hydrant to prevent it from blowing off of lead, and place at least 1/4 cubic yard of broken stone or coarse gravel around the base to at least 12" above and 12" below the drain hole for proper drainage.
- C. After setting, and after testing and final cleanup of the work, finish paint each hydrant above ground line with one coat of highest quality outside paint, color as selected by the city.

### 3.6 BACKFILLING

- A. Backfill the trenches as specified below. Testing for leaks on the surface of the pipe prior to backfilling will not be required, but other test procedures, as specified under

TESTING AND STERILIZING, shall be following after backfilling trenches.

- B. All Locations: After the pipework has been properly installed, thoroughly hand tamp all backfill into bell holes, around and over the pipework until a 12" cover has been tamped over the tops of the pipes.
- C. Pipe Under Existing Paved Areas:
  - 1. Immediately after laying the pipe, backfill the trench with approved sand to within 8" or 10" of the finished surface. Sand to be compacted to 98% STD. PROCTOR (ASTM).
  - 2. Immediately place 10" of approved cement treated base to within 2" of the finished surface (See Road Repair Detail).
  - 3. If paving can not be accomplished on the same working day, place 2" of cold tar asphalt on cement treated base and level with the existing paved surface.
  - 4. As soon as practicable, but within five (5) working days after completion of backfill in trench, cold tar asphalt will be removed and replaced with Asphaltic Concrete (Hot Mix) compacted to 90% of maximum laboratory density. If in the process of removing the cold tar asphalt, the base is disturbed, the disturbed area will be scarified and compacted to 98% MOD. PROCTOR (ASTM). (NOTE) WATER JETTING IS NOT PERMITTED.
- D. Pipe Under Proposed Areas to be Paved:
  - 1. Immediately after laying pipe, HAND TAMP approved fill material to an elevation of 12" above top of pipe, making certain that fill material is compacted around haunches of pipe. Area 12" above pipe to be compacted to 98% Std. Proctor (ASTM).
  - 2. At which time part (1) is completed, the contractor has the following options regarding backfill on the remaining trench:
    - a. If the area is to receive gravel base immediately after backfill operations are complete, backfill is to be placed in 6" lifts and compacted to 98% Std. Proctor (ASTM) for the remainder of the backfill operation.
    - b. If the area is not to receive gravel base immediately and trenches have ample time to settle and dry prior to placing gravel base, water jetting may be utilized after part (1) has been completed and proper approval granted. (NOTE) Gravel base WILL NOT be placed over trenches that have not properly settled, have excessive moisture or have moderate to excessive pumping.
- E. Paragraph, B, C, and D, above apply principally to backfill for open trenches. For all pipes in tunneled holes, and for all mains in bored holes without casings, backfill only with sand, and thoroughly tamp or otherwise place all backfill in an approved manner to prevent caving and settling.
- F. For all pipes crossing streets, roads, gravel driveways, and dirt driveways which are in regular use, backfill the trenches as specified in Paragraph C, and maintain these crossings usable by vehicular traffic until final acceptance of the water piping work. Do not under any circumstances leave a street or road crossing or a private driveway unusable overnight.

- G. Up to 12" above the tops of the pipes, backfill only with selected earth which is free of rocks, stones, bricks, cinders, broken concrete, rubbish, vegetable materials, and other approved materials.
- H. From 12" above tops of pipe up to finished grade of paving subgrade as the case may be, backfill with any materials removed from the excavation and suitable for backfill, except do not use as backfill material broken concrete, rocks, and stones larger than 6" in their greatest dimensions. Dispose of all excavated materials not replaced as backfill, approved.
- I. Refill and smooth off as required all backfill which settles, so that all backfill finally conforms to the original ground surfaces, not only at the time of project acceptance, but also for the duration of the guarantee period. This includes removing and repairing all pavement which may be damaged by settlement.

### 3.7 CONNECTIONS TO EXISTING WATER SYSTEM

- A. Unless otherwise indicated or authorized, make connections to existing water mains by removing plug from existing plugged fitting, or inserting a tee and proper sleeve in existing main, as applicable, at each point of connection between new and existing mains. This type of connection is classified as a "Non-Pressure Connection".
- B. BEFORE SHUTTING OFF EXISTING WATER MAINS TO MAKE CONNECTIONS, OBTAIN APPROVAL OF THE CITY WATER AND FIRE DEPARTMENTS, AND ADVISE ALL AFFECTED WATER CUSTOMERS ACCORDINGLY. AFTER SHUTTING OFF, DO ALL NECESSARY WORK AND RESTORE WATER SERVICE AS QUICKLY AS POSSIBLE.
- C. In the event a Pressure Connection is required by the Contractor, and WITH MLG&W APPROVAL, make connections to existing water mains by installing a mechanical joint split tapping valve, and cutting proper hole in existing main with special tapping machine, without shutting off the water in the existing main. Tapping valves and their boxes shall conform in all respects to the requirements of VALVES AND BOXES, except that one end of the valve shall be flanged to match tapping sleeve flange, and the other end of the valve shall be a mechanical joint end. This type of connection is classified as a "Pressure Connection".

### 3.8 WATER LINE PRESSURE TESTS

- A. After the pipe has been laid, subject all newly laid pipe or any valved section thereof to a hydrostatic pressure of at least 1.5 times the working pressure at the point of testing.
- B. Test pressures shall:
  - 1. Not be less than 1.25 times the working pressure at the highest point along the test section.
  - 2. Not exceed the pipe or thrust restraint design pressures.
  - 3. Be of at least 2-hour duration.
  - 4. Not vary by more than  $\pm 5$  psi.
  - 5. Not exceed twice the rated pressure of closed valved or hydrants included

in the test section.

6. Not exceed the rated pressure of resilient-seated butterfly valves.
7. Be at least 15 psi.

C. Pressurization

1. Slowly fill each valved section of pipe with water.
2. Apply the specified test pressure, based on the elevation of the lowest point of the line or section under test and correct to the elevation of the test gauge by means of a pump connected to the pipe in a manner satisfactory to the Project Engineer.

D. Air Removal

1. Before applying the specified test pressure, expel air completely from the pipe, valves, and hydrants.
2. If permanent air vents are not located at all high points, install corporation cocks at such points to expel air as the line is filled with water.
3. After all the air has been expelled, close the corporation cocks and apply the test pressure.
4. At the conclusion of the pressure test, remove the corporation cocks and plug or leave in place at the discretion of the Project Engineer.

E. Examination

1. Carefully examine all exposed pipe, fittings, valves, hydrants, and joints.
2. Repair or replace any damaged or defective pipe, fittings, valve, or hydrants, that are discovered with sound material and repeat the test until it is satisfactory to the Project Engineer.

3.9 WATER LINE LEAKAGE TESTS

A. Concurrently conduct a leakage test with the pressure test.

B. Leakage Drained: the quantity of water that must be supplied into the newly laid pipe to maintain the specified test pressure after the air in the pipeline has been filled with water.

C. Allowable Leakage:

1. Determine allowable leakage by:  
$$L = \frac{ND/P}{7400}$$

Where L is the allowable leakage, in gallons per hour; N is the number of joints in the tested pipeline; D is the nominal diameter of the pipe, in inches; and P is the average test pressure during the leakage test in psig.

2. Allowable leakage at various pressures;  
Allowable Leakage Per 1,000 ft. of Pipeline\*
3. When testing against closed metal-seated valves, an additional leakage per closed valve of 0.078 gal/hr./in. of nominal valve size shall be allowed.
4. When hydrants are in the test section, test against the closed hydrant.

### 3.10 ACCEPTANCE OF INSTALLATION

- A. If any test of pipe laid discloses leakage greater than that specified above, located and repair the defective material until the leakage is within the specified allowance.
- B. Repair all visible leaks regardless of the amount of leakage.

### 3.11 CLEANING AND DISINFECTION OF WATER LINES

- A. Flush waterlines clean prior to disinfection.
- B. Thoroughly disinfect water lines prior to placing in service.
  - 1. Use chlorine disinfecting agent applied to produce a 50 ppm dosage.
  - 2. Allow water to escape from the ends of all lines to cause dispersion of the chlorine solution into all parts of the system.
  - 3. Operate all valves and hydrants during the time disinfection is occurring.
  - 4. Retain the chlorine solution in the lines for a period of 24 hours.
  - 5. At the end of the 24 hour period, the residual chlorine must be a minimum of 25 ppm. Otherwise, repeat the disinfection procedure again.
  - 6. Upon refilling the lines, collect a sample for bacteriological analysis. If the sample is acceptable, the lines may be connected to the system. Otherwise, repeat the disinfection procedure until acceptable samples are obtained.

### 3.12 CUTTING AND REPLACING PAVEMENT AND OTHER SPECIAL SURFACES

- A. Restore all surfaces disturbed by the installation of the pipe lines to the conditions specified herein before.
- B. As specified under TRENCHING, EXCAVATING, SHORING, BRACING, AND DEWATERING, the maximum pipe trench width shall be 24" greater than the inside diameter of the pipe laid therein. Replace existing surfaces which are cut, removed, or otherwise damaged by the water line work with new surfaces as described below. All new surfaces shall conform accurately to the elevations and contours of the existing adjacent undisturbed surfaces.
- C. Where pipe is installed on the shoulders parallel to asphalt, concrete, or other surfaces, maintain ditches until they are firm and present no traffic hazard. Where authorized, place 6" thick compacted layers of new approved locally available road gravel.
- D. Do not cut streets and other surfaces except where necessary for the water main installation. At Contractor's expense, repair all damage outside of the limits specified above. Maintain all crossing until project completion.

END OF SECTION 331100

## **SECTION 33300 – SEWERAGE SYSTEMS**

### **PART 1 – GENERAL**

#### **1.1 WORK INCLUDED**

- A. Installation of sanitary sewerage system.

#### **1.2 RELATED WORK**

- A. Section 31 23 00: Trenching, Backfilling and Compaction
- B. Section 33 05 00: Separation of Piped Utilities

### **PART 2 - PRODUCTS**

#### **2.1 DUCTILE IRON PIPE AND FITTINGS**

- A. Pipe:
  - 1. Manufactured in accordance with ANSI A-21.50 (AWWA C- 151) and ANSI A- 21.10 (AWWA C-110).
  - 2. A cement lining meeting the requirements of ANSI 21.4 (AWWA C-104).
  - 3. A minimum of 1 mil thick bituminous coating on the outside surface.
  - 4. Clearly mark with manufacturer's name, D.I. or Ductile, weight, class or nominal thickness, and casting period.
  - 5. Unless otherwise specified or shown on the plans, ductile iron pipe shall be Class 350 for 200 psi working pressure.
  - 6. Ductile iron pipe shall be used in all diameters.
- B. Fittings:
  - 1. Fittings 4"-24": Pressure rated at 350 psi.
  - 2. Fittings 30"-36": Pressure rated at 250 psi.
  - 3. Joints meeting the requirements of ANSI A-21.11 (AWWA C-111).

#### **2.2 POLYVINYL CHLORIDE PIPE AND FITTINGS**

- A. Manufactured from virgin, National Sanitation Foundation (NSF) approved resin conforming to ASTM D-1784.
- B. Unless otherwise specified, all PVC pipe and fittings shall conform to ASTM D-3034 and have a Standard Dimension Ratio (SDR) of 26.
- C. The gaskets used for joining PVC sewer pipe shall conform to ASTM F-477.

- D. All PVC gravity sewer pipe shall be clearly marked with the manufacturer's name, nominal diameter, SDR, ASTM D- 3034, and NSF approval seal.
- E. PVC pipe shall be used only up to 18" unless otherwise shown on the plans or directed by the Engineer.

## 2.3 CONCRETE MATERIALS

- A. Class A in all cases with a minimum strength of 4,000 psi.

## 2.4 CASTINGS FOR FRAME AND COVERS

- A. Gray iron, Class 30 unless otherwise specified, meeting AASHTO M-108.
- B. Cleaned and coated with bituminous paint that will produce an acceptable finish that is not affected by exposure to hot or cold weather.
- C. Rings and covers for use on watertight manholes shall be machined to smooth uniform bearing that will provide a watertight seal.

## 2.5 PRE-CAST MANHOLES

- A. AASHTO M-199 SR or ASTM C-478.
- B. Manholes shall be coated with a bitumastic waterproofing sealant.
- C. Use pre-molded rubber or approved bitumastic gaskets at all joints between sections in sanitary sewer manholes.

## 2.6 MANHOLE STEPS

- A. Plastic manhole steps on 16" centers.

## 2.7 MANHOLE BASES

- A. Manhole bases shall be poured in place using Class A, 4000 psi concrete only if the pre-cast bases do not comply with section 02722, sub-section 3.06, Item E, Nos. 1-4, and then only when pre-approved by the Engineer.
- B. Base section heights shall be determined by the supplier.

# PART 3 - EXECUTION

## 3.1 PREPARATION

- A. Prior to laying pipe, prepare a suitable bedding according to Section 02221.
- B. Before placing pipe in the trench, field inspect for cracks or other defects; remove defective pipe from the construction site.
- C. Swab the interior of the pipe to remove all undesirable material.



- D. Prepare the bell end and remove undesirable material from the gasket and gasket recess.

### 3.2 INSTALLING GRAVITY SANITARY SEWERS

- A. Lay pipe true to the lines and grades from the grade and alignment stakes, or equally usable references.
  - 1. Where laser equipment is used, provide offset hubs at every break in the line of sight and at every major break in grade.
  - 2. Where batter boards are used, furnish stakes at intervals of 50 feet along the route of the pipeline.
  - 3. Set stakes at such distance from centerline of excavation as is suitable for the excavating method and machinery used.
  - 4. Provide and use accurately set batter boards at each 50 foot interval in establishing the bottom invert of each pipe laid.
- B. Accurately establish the centerline of each pipe using a string stretched between targets and a plumb line extended to the centerline of the pipe.
- C. Carefully inspect all pipe and each fitting prior to its placement in the trench, and reject and remove any defective pipe or fitting from the job site.
- D. Lay pipe progressively up grade, with bell upstream, in such manner as to form close, concentric joints with smooth bottom inverts. Joining of all pipe shall be in accordance with manufacturer's specifications.
- E. Bed each pipe section in accordance with Section 02221.
- F. Unless otherwise specified, provide all gravity sewer lines with a minimum of 4 feet of cover in roadways and 2- 1/2 feet of cover in open areas, unless ductile iron pipe or concrete encasement is used.
- G. Do not allow walking on completed pipelines until backfill has been placed to a depth of at least 6 inches above the crown of the pipe.
- H. Keep the interior of the pipe free of all unneeded material, and upon completion of a section between any two manholes it shall be possible to view a complete circle of light when looking through the pipe.
- I. When laying pipe ceases, close the open ends of the pipe with a suitable plug for preventing the entrance of foreign materials.
- J. Couplings and adapters used for joining dissimilar gravity pipe materials, for repairing and rejoining sections of gravity sewer, and for connecting the first full joint of pipe to a short stub through a manhole wall shall meet the requirements of ASTM C-425.
- K. All couplings and adapters for gravity sewer pipe shall be of rubber, plastic and metallic materials that will not be attacked by municipal wastewaters or aggressive elements in the soil and conform to ASTM C-425, Section 5.

### 3.3 INITIAL PROOF TESTING OF SANITARY SEWERS

- A. It is the intent to specify a "test as you go" procedure in order to establish confidence in the installation and avoid the unnecessary delay of final acceptance.
- B. Before a reach of pipeline is approved for payment, successfully proof test that reach for grade, alignment, cleanliness, and leakage.
- C. In the event that four or more reaches fail to satisfactorily pass proof testing procedures, cease pipe laying until deficiencies are identified and corrected.
- D. The basis for grade, alignment and cleanliness testing will be a visual inspection. Leakage testing will be by means of low pressure air or exfiltration or infiltration as deemed by the Project Engineer.
- E. Proof test flexible pipeline installation for deflection by pulling a "go-no go" test mandrel through the line after the initial backfill is complete to avoid unnecessary dig-ups.

### 3.4 FINAL TESTING

- A. Before the job is accepted and before any existing services are connected, a final testing procedure is to be followed.
- B. Perform a visual inspection when groundwater levels are above the pipeline if possible. All visible leaks shall be repaired. It shall be the Contractor's responsibility to show proof that the groundwater is above the pipe without additional compensation.
- C. If there is evidence of infiltration, make measurement with suitable pipe weirs:
  - 1. If the flow through the lower most manhole of a continuous section of sewer does not exceed 25 gallons/day/inch/mile of pipeline and the groundwater level is representative of the highest annual level, the entire continuous section shall be approved for leakage.
  - 2. The leakage test will be conducted with all lines connected (including service lines).
  - 3. If the apparent infiltration rate exceeds 25 gallons/day/inch/mile, then take additional weir measurements to isolate those sections leaking.
  - 4. Any single reach of pipeline which exhibits an apparent infiltration rate in excess of 200 gallons/day/inch/mile will not be accepted and all leaks will be located and corrected.
- D. If it is not practical to wait for groundwater levels that are representative of the highest annual level, the Contractor may request approval on the basis of a low pressure air exfiltration (or other approved exfiltration) test.
  - 1. Such tests, if approved by the Project Engineer, will be conducted in accordance with ASTM C-828 or latest revision.

2. When an exfiltration test is used as a substitute for infiltration testing, correct all conditions that are potential sources of infiltration.
- E. If flexible pipe is used, pull an approved go-no go deflection mandrel of 95/100 pipe diameter through all reaches of gravity sewer main. This test shall be conducted no sooner than 30 days after completion of backfilling of the tested reach. No sections will be accepted that exhibit a deflection of more than 5%.

### 3.5 LOW PRESSURE AIR EXFILTRATION TEST

- A. Calculate the pressure drop as the number of minutes for the air pressure to drop from a stabilized pressure of 3- 1/2 to 2-1/2 PSIG.
- B. Times for mixed pipe sizes of varying lengths should be calculated as described in ASTM, C828-76T using formula  $t = k d/q$  ( $q = .0020$ ).
- C. Lengths of section under test shall not exceed 500 linear feet.
- D. The following times are for one pipe size only:

#### MINIMUM TEST TIME FOR VARIOUS PIPE SIZES (BASED UPON ASTM C828-80)

<u>Nominal Pipe Size, In.</u>	<u>T (Time) Sec/100</u>	<u>Nominal Pipe Size, In.</u>	<u>T (Time) Sec/100 ft.</u>
3	128	21	892
4	170	24	1020
6	255	27	1147
8	340	30	1275
10	425	33	1402
12	510	36	1530
15	637	42	1785
18	765	48	2040

### 3.06 SEWER MANHOLES - GENERAL

- A. Unless otherwise specified, all manhole risers shall have an inside diameter of not less than 4 feet and a vertical wall height of not less than 2.5 feet. All base sections shall have a diameter as shown on the plans.
- B. The clear opening in the manhole shall be not less than 2.0 feet.
- C. Manhole types shall be as designated on the construction plans.
- D. Depth of the manhole shall be the vertical distance from the lowest invert in the manhole to the base of the ring.
- E. A flexible pipe-to-manhole connector shall be employed in the connection of the sanitary sewer pipe to the precast manhole base section.

1. The connector shall be the sole element relied upon to assure a flexible watertight seal of the pipe to the manhole. No adhesives or lubricants shall be employed in the installation of the connector into the manhole. The rubber for the connector shall comply with ASTM C433 and ASTM C923 and consist of EPDM and elastomers designed to be resistant to ozone, weather elements, chemicals, including acids, alkalies, animal and vegetable fats, oils and petroleum products from spills.
  2. All stainless steel elements of the connector shall be totally non-magnetic Series 304 Stainless, excluding the worm screw for tightening the steel band around the pipe which shall be Series 305 Stainless. The worm screw shall be torqued by a break-away torque wrench available from the precast manhole supplier, and set for 60-70 inch-pounds.
  3. The connector shall be installed in the manhole wall by activating the expanding mechanism in strict accordance with the recommendation of the connector manufacturer.
  4. The connector shall be of a size specifically designed for the pipe material and size being utilized on the project.
- F. Apply two applications of a bituminous waterproofing sealant to the outside of each manhole section prior to backfilling.
- G. Backfill manholes with the same material used for pipeline.
- H. The base of the manhole shall be precast, 8 inch thick, with room for a minimum 4 inch invert to be poured and shaped. The invert shall not be less than 0.7 x diameter of pipe in depth.
- I. Manholes shall be bedded with a minimum of 1 foot of crushed limestone.

### 3.07 VACUUM TESTING OF MANHOLES

- A. All manholes, either cast-in-place or pre-cast, shall be vacuum tested as follows:
1. All lift holes shall be plugged with an approved non-shrink grout.
  2. All pipes entering the manhole shall be plugged, taking care to securely brace the plug from being drawn into the manhole.
  3. The test head shall be placed at the inside of the top of the cone section and the seal inflated in accordance with the manufacturer's recommendations.
  4. A vacuum of ten (10) inches of mercury shall be drawn and the vacuum pump shut-off. With the valves closed, the time shall be measured for the vacuum to drop to nine (9) inches. The manhole shall pass if the time is greater than sixty (60) seconds for 48" diameter, seventy-five (75) seconds for 60" diameter, and ninety (90) seconds for 72" diameter manholes.
  5. If the manhole fails the initial test, necessary repairs shall be made while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test is obtained.

### 3.08 STANDARD PRE-CAST CONCRETE MANHOLES

- A. Pre-cast manhole bases and sections shall comply with AASHTO M-199 SR or ASTM C-478.

- B. The base of the manhole shall be precast, 8 inch thick, with room for a minimum 4 inch invert to be poured and shaped. The invert shall not be less than 0.7 x diameter of pipe in depth.
- C. Shape manhole inverts from Class A concrete to be smooth, accurately shaped, and in accordance with the plans.
- D. Inlets and outlets from each manhole shall be finished smooth and flush with the sides of manholes walls so as not to obstruct the flow of liquid through the manhole.
- E. Provide a subbase with a minimum of 12" of crushed limestone, well compacted with mechanical tamping equipment.

### 3.09 MANHOLE STEPS

- A. Manholes shall have plastic steps at intervals of 16 inches along the wall of the manhole.
- B. The treads of the steps shall be free from mortar or other material when the manhole is completed.
- C. In pre-cast manholes, the holes left to receive the steps shall be mortared smooth following placement of the steps.

### 3.10 MANHOLE RINGS AND COVERS

- A. Grout manhole rings and covers in place with cement mortars.
- B. The bearing surfaces between cast rings and covers shall be machined, fitted together, and match marked to prevent rocking.
- C. All castings shall be of the types, dimensions, and weights as shown on the plans and shall be free of faults, cracks, blow-holes, or other defects.

### 3.11 TIE-INS

- A. Existing lines shall remain in place and in working order until the exact planned time of tie-ins is required.
- B. Should existing lines become damaged during construction at any time prior to time of tie-in, the Contractor shall assume full responsibility for repairing and returning to normal operation.
- C. Tie-ins shall be made in full coordination with the Project Engineer upon completion of and testing of all new sewer lines.

### 3.12 SEWER SERVICE ASSEMBLIES

- A. Where shown on the plans or located in the field, install fittings for individual service assemblies.
  - 1. The standard collector tap shall consist of a tee connected with a 6 inch

- diameter branch.
- 2. Use vertical risers when the depth of the collector line is greater than 8 feet or when their use will facilitate connection of individual services.
- 3. Plug the ends of tee branches not to be used immediately with stoppers of the same material and joints used on the collector lines.
- B. Where shown on the plans or located in the field, install collector saddles by attaching to the sewer main by stainless steel bands secured by 2 bronze or stainless steel bolts, with a minimum diameter of 3/8".
- C. Service pipe shall be a minimum 6" diameter and shall be installed as shown on the plans.
  - 1. Plug the ends of service pipe and cover the same as for collectors and interceptors (where possible.)
  - 2. The minimum grade on service pipes shall be 1% or 1/8" per foot.

END OF SECTION 333000

## **SECTION 334000 – SITE DRAINAGE**

### **PART 1 - GENERAL**

#### **1.1 DESCRIPTION**

##### **A. Work Included**

1. The work in this section consists of furnishing all materials, accessories, equipment, tools, transportation, service and performance of all operations required to execute the construction of the complete system of site drainage as shown, and including all excavation, backfill structures and catch basins, grading, pipe and connections and all other items shown are required.

##### **B. Related Work Described Elsewhere**

1. Excavating Filling and Grading - Section 31 40 00.
2. Trenching, Backfilling, and Compaction - Section 31 23 00.

### **PART 2 - PRODUCTS**

#### **2.1 PIPE**

##### **A. All storm drainage pipe shall be reinforced concrete pipe, unless noted as otherwise on plans, and conforming to the following:**

1. Reinforced Concrete Pipe: shall conform to ASTM C76 for the specified diameters and strength classes. Horizontal and vertical elliptical pipe shall conform to ASTM C507. Arch pipe shall conform to ASTM C506.
2. Precast reinforced concrete end sections shall conform to the cited specifications to the extent to which they apply.

##### **B. Joints for concrete pipe shall be rubber gasket joints.**

##### **C. Rubber Gasket Joints - Rubber gaskets shall conform to ASTM Specifications C443, and shall be continuous rubber rings fitting snugly into the annular space between the parallel surfaces of the tongue and groove ends of the pipe to form a flexible and watertight seal under all conditions of service. Make rubber gasket joints as recommended by the gasket manufacturer and generally as follows: Prior to installing the pipe and when recommended by the gasket manufacturer, the gasket shall be cemented to the tongue end of the pipe with a special rubber cement furnished by the manufacturer of the gasket. When placing gasket, the pipe tongue surface shall be dry and clean. Affix gasket to the pipe not more than 24 hours prior to installation. Before installing pipe, the entire interior of the groove shall be cleaned and lubricated, as well as the gasket over which the groove is fitted. All pipe shall be aligned with the previously installed pipe and the joint pulled together tightly. If the gasket becomes loose or displaced, the pipe section shall be removed and the joint remade satisfactorily. All joints shall be inspected both inside and outside for gasket faulting or displacement.**

##### **D. The sizes of pipe shall be identified by the nominal inside diameter. The pipe shall be of**

the sizes stipulated in the contract, shown on the plans, or established by the Project Engineer.

## 2.2 INLETS

- A. All inlets shall be constructed as indicated on drawings.

## PART 3 - EXECUTION

### 3.1 EXCAVATION

- A. Excavated trenches to the required lines and grades as indicated on drawings. Excavated materials not required or acceptable for backfilling shall be disposed of as directed by the Project Engineer. All excavation which is carried below the required depth shall be backfilled at the Contractor's expense with selected material compacted to the density of the surrounding earth.
- B. The minimum width of the trench at the top of the pipe shall be a width which will permit the proper construction of joints and compaction of backfill around the pipe, but shall be at least equal to the outside pipe diameter plus 12 inches. The trench shall be excavated accurately to the established line to provide at least a 6-inch space between the side of the trench and the side of the pipe. The trench sides shall be vertical, unless otherwise approved by the Engineer. The maximum allowable trench width shall not exceed the outside pipe diameter plus 24 inches unless otherwise approved by the Engineer.
- C. Make shallow excavations under each joint as required for proper jointing. Otherwise, the bed for the storm drain pipe shall be shaped to keep the lower quarter of the pipe in continuous contact with the trench bottom.
- D. Provide trench bracing, sheathing, or shoring necessary to perform and protect the excavation for the safety of personnel and adjacent structures, and to conform to governing laws. Unless otherwise directed all bracing, sheathing, or shoring shall be removed after the completion of backfill to at least 6 inches over the top of the pipes for storm drains.
- E. Provide all pumping and other dewatering equipment required for the removal of water from the excavations. Do not install any pipe until the trenches are free of water and mud. Do not lay pipe on frozen ground.

### 3.2 PIPE LAYING

- A. Provide the necessary mason's lines and supports to insure the installation of the pipe to proper line and grade, as indicated on the drawings. Provide approved facilities for lowering pipe into the trench without causing damage to pipe or trench.
- B. Begin laying pipe in finished trench at the lowest point proceeding upgrade. Set pipe firmly and accurately to grade so that the invert will be smooth and uniform.
- C. All pipe which is not true in alignment, or which shows any settlement after laying shall be taken up and replace without extra compensation.

### 3.3 PIPE FOUNDATIONS



A. Bedding

1. All drainage pipe bedding shall be constructed by bedding the drainage pipe on a natural earth subgrade or uniform blanket of loose material shaped by a template to fit the lower part of the pipe exterior for at least 10 percent of its overall height. After pipe installation select earth material shall then be rammed and tamped in layers not over 6 inches in loose thickness around the pipe to the springline. When bell and spigot pipe is to be placed, recesses shall be dug in the subgrade of sufficient width and depth to accommodate the bell with out its resting on the bottom of the recess. The width of the recess shall not exceed the width of the bell by more than 2 inches.

3.4 BACKFILL - STORM SEWERS

- A. All trenches and excavations shall be backfilled in a reasonable time after the pipes are properly installed. The backfill material shall be selected material from excavation; and that which is placed within a nominal pipe diameter distance at the sides of the pipe and 1 foot over the top shall be material which can be readily compacted. It shall not contain stone which will be retained on a 3-inch ring, frozen lumps, chunks of highly plastic clay or any other material which is objectionable in the opinion of the Project Engineer.
- B. The backfill shall be placed in loose layers not exceeding 6 inches in depth under and around the pipe, and not exceeding 8 inches over the pipe. Successive layers shall be added and thoroughly compacted by hand and power, pneumatic tampers until the trench is completely filled and brought to the elevation as directed. Backfilling shall be done in such a manner as to avoid injurious top or side pressures on the pipe.

END OF SECTION 334000



## **SECTION 334010 – DRAINAGE MANHOLES, INLETS, AND PIPE ENDWALLS**

### **PART 1 - GENERAL**

#### **1.1 DESCRIPTION**

- A. This work shall consist of constructing manholes, inlets, and pipe endwalls at the locations shown on the Plans, and in reasonably close conformity to the lines, grades, and design dimensions shown on the Plans, or as directed by the Project Engineer, and in accordance with the provisions of these Specifications.
- B. The work shall include the furnishing and installation of such incidental appurtenances and connections to pipe and other structures as may be required to complete the construction as shown on the Plans or as directed by the Project Engineer.

#### **1.2 MATERIALS**

- A. Materials used in this construction, in addition to meeting the general stipulations of these Specifications, shall meet the following requirements:

Structural Steel	ASTM A 36
Building Brick, Concrete	ASTM C 55
Sewer Brick	AASHTO M 91
Masonry Mortar	AASHTO M 150
Steel Bar Reinforcement	Sec. 03200
Gray Iron Castings	ASTM A 48
Manhole Steps	ASTM C 478
Manhole Tops	ASTM C 478

- B. Portland cement concrete shall be Class A concrete, and shall be manufactured, placed and cured in accordance with the applicable requirements of Section 03 30 00.
- C. All bolts, anchors, frames, hangers, etc. for castings and plates shall be as approved by the Project Engineer.

#### **1.3 EQUIPMENT**

- A. All equipment necessary for the satisfactory performance of this construction shall be on the project and approved by the Engineer before work will be permitted to begin.

### **PART 2 - CONSTRUCTION REQUIREMENTS**

#### **2.1 RELATED WORK SPECIFIED ELSEWHERE**

- A. SECTION 314000: EXCAVATION, FILLING AND GRADING
- B. SECTION 033000: SITEWORK CAST-IN-PLACE CONCRETE

## 2.2 STRUCTURE EXCAVATION, FOUNDATION PREPARATION AND BACKFILL

## 2.3 CONCRETE CONSTRUCTION

- A. All concrete construction shall be accomplished in accordance with the requirements of Section 03 30 00.

## 2.4 INVERTS

- A. Inverts shall be of Class A concrete and shall conform to the shapes indicated on the Plans. The inverts shall be so constructed as to cause the least possible resistance to flow. The shape of the inverts shall conform uniformly to inlet and outlet pipes. A smooth and uniform finish will be required.

## 2.5 INLET AND OUTLET PIPES

- A. Inlet and outlet pipes shall extend through the walls of manholes and inlets for a sufficient distance beyond the outside surface to allow for connections, but shall be cut off flush with the wall on the inside surface, unless otherwise directed.
- B. The concrete or brick and mortar shall be so constructed around the pipes as to prevent leakage and form a neat connection.

## 2.6 CASTINGS AND FITTINGS

- A. Castings and fittings shall be handled in a manner that will prevent damage. All damaged castings and fittings shall be rejected.
- B. All castings and fittings shall be placed in the positions indicated on the Plans or as directed by the Project Engineer, and shall be set true to line and grade.

If castings are to be set in concrete or cement mortar, all anchors or bolts shall be in place and position before concrete or mortar is placed. The casting shall not be disturbed until the mortar or concrete has set.

- C. When castings are to be placed upon previously constructed masonry, the bearing surface of masonry shall be brought true to line and grade and present an even bearing surface in order that the entire face or back of the casting will come in contact with the masonry. Castings shall be set in mortar beds or anchored to the masonry as indicated on the Plans or as directed by the Project Engineer.
- D. All castings shall be set firm and snug and shall not rattle. Unless otherwise specified, gray iron castings shall be cleaned and treated with two coats of bituminous paint.

END OF SECTION 334010



## **GEOTECHNICAL EXPLORATION SOUTHERN HILLS APARTMENTS JONESBORO, ARKANSAS**

Prepared for:

**FISHER ARNOLD  
JONESBORO, ARKANSAS**

Prepared by:

**GEOTECHNOLOGY, INC.  
MEMPHIS, TENNESSEE**

Date:

**DECEMBER 22, 2020**

Geotechnology Project No.:

**J036812.02**

**SAFETY  
QUALITY  
INTEGRITY  
PARTNERSHIP  
OPPORTUNITY  
RESPONSIVENESS**



December 22, 2020

Mr. Jeremy Bevill, P.E., CFM  
Fisher Arnold  
1801 Latourette Drive  
Jonesboro, Arkansas 72404

Re: Geotechnical Exploration  
Southern Hills Apartments  
Jonesboro, Arkansas  
Geotechnology Project No. J036812.02

Dear Mr. Bevill:

Presented in this report are the results of the geotechnical exploration performed by Geotechnology, Inc. for the referenced project. The report includes our understanding of the project, observed site conditions, conclusions and/or recommendations, and support data as listed in the Table of Contents.

We appreciate the opportunity to provide geotechnical services for this project. If you have any questions regarding this report, or if we can be of any additional service to you, please do not hesitate to contact us.

Respectfully submitted,

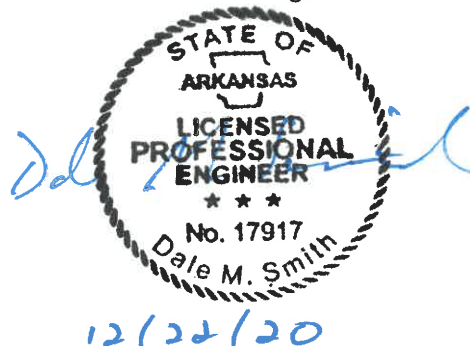
**GEOTECHNOLOGY, INC.**

John K. Henson, P.G.  
Senior Project Manager

ASM/JKH/DMS:asm

Copies submitted: Client (email)

Dale M. Smith, P.E.  
Geotechnical Manager





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**GEOTECHNICAL EXPLORATION  
SOUTHERN HILLS APARTMENTS  
JONESBORO, ARKANSAS**

**December 22, 2020 | Geotechnology Project No. J036812.02**

## **1.0 INTRODUCTION**

Geotechnology, Inc. has prepared this geotechnical exploration report for Fisher Arnold for the proposed Southern Hills Apartments in Jonesboro, Arkansas. Our services documented in this report were provided in general accordance with our scope of services as discussed in our Proposal P036812.02, dated November 4, 2020. Our services were authorized by the Professional Service Agreement Between Fisher & Arnold, Inc. and Geotechnology, Inc., signed by Mr. Joseph Darmody, Corporate Risk Manager of Geotechnology, and Mr. Richard Gafford, Executive Vice President of Fisher & Arnold, Inc., on November 12, 2020.

The purposes of the geotechnical exploration were to develop a general subsurface profile at the site and prepare recommendations for the geotechnical aspects of the design and construction of the project as defined in our proposal. Our scope of services included site reconnaissance, geotechnical borings, laboratory testing, engineering analyses, and preparation of this report.

A copy of "Important Information about This Geotechnical-Engineering Report," published by the Geotechnical Business Council of the Geoprofessional Business Association, is included in Appendix A for your review. The publication discusses report limitations and ways to manage risk associated with subsurface conditions.

## **2.0 SITE DESCRIPTION**

The approximately 12-acre parcel is located in Block E of the Southern Hills Addition, which is the northeast quadrant of the intersection of Southwest Drive and Kellers Chapel Road in Jonesboro, Arkansas as shown on Figure 1 (Site Location and Topography) in Appendix B. The site is bound to the north and west by Southwest Drive, to the east by a wooded area, and to the south by a tree line, Kellers Chapel Road, and residential property. We understand the site has been graded and is at or near design grades. Based on the review of the provided grading plans<sup>1</sup>, the finished grade across Block E generally slopes downward to the southeast with final elevations ranging from approximately El<sup>2</sup> 390 to El 351. We have previously been on site to monitor fill placement and perform compaction tests during grading.

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<sup>1</sup> Plan set titled, *Southern Hills Grading and Site Preparation Southwest Dr. & Kellers Chapel Rd Jonesboro, Craighead County, Arkansas*, drawn by Fisher Arnold, dated May 11, 2020.

<sup>2</sup> Elevations are referenced in feet; datum not provided and assumed to be mean sea level (msl).





### 3.0 PROJECT INFORMATION

The project consists of the design and construction of five, two- and three-story apartment buildings, a single-story office building, and a pool with associated parking and drive areas. Loading information was not provided. We have assumed maximum column and wall loads of 50 kips and 5 kips per linear foot (klf), respectively.

### 4.0 PROJECT REVIEW

#### 4.1 Project Documents

The following information was reviewed for this project:

- Plan set titled, *Southern Hills Grading and Site Preparation Southwest Dr. & Kellers Chapel Rd Jonesboro, Craighead County, Arkansas*, drawn by Fisher Arnold, dated May 11, 2020.
- Site plan drawn by Coleman Partners Architects, LLC, sheet numbered A1.3 and dated November 6, 2020.
- Preliminary PLAT titled *Preliminary – Southern Hills Addition A Part of Section 33, Township 14 North, Range 3 East Jonesboro, Craighead County, Arkansas*, drawn by Daniels Land Surveying PLLC, sheet numbered C2 and dated June 30, 2020.
- Field compaction test results performed by Geotechnology in July and December, 2020.

### 5.0 GEOTECHNICAL EXPLORATION

The geotechnical exploration consisted of seven borings, designated as Borings B-1 through -7, located in the footprint of the proposed buildings (B-1 through -3 and -5 through -7) and pool (B-4). The borings were located in the field by a Geotechnology engineer based on predetermined locations provided by the client. The boring locations shown on Figure 2 (Aerial Photograph of Site and Boring Location) in Appendix B are approximate; if elevations or more precise locations are required, the client should retain a registered surveyor to establish boring locations and elevations.

The borings were drilled December 7 and 8, 2020 using a track-mounted rotary drill rig (Diedrich D-50) advancing hollow-stem augers as indicated in the boring logs presented in Appendix C. Sampling of the soils was accomplished ahead of the augers at the depths indicated on the boring logs, using 2-inch-outside-diameter (O.D.) split-spoons and 3-inch-O.D., thin-walled Shelby tube samplers in general accordance with the procedures outlined by ASTM D1586 and ASTM



D1587m respectively. Standard Penetration Tests (SPTs) were performed using an automatic hammer to obtain the standard penetration resistance, or N-value<sup>3</sup>, of the sampled material.

The drill crew kept a field log of the subsurface profile noting the soil types and stratifications, groundwater, SPT results, and other pertinent data. Observations for groundwater were made in the borings during drilling.

Representative portions of the split-spoon samples were placed in glass jars to preserve sample moisture. The Shelby tubes were capped and taped at their ends to preserve sample moisture and unit weight, and the tubes were transported and stored in an upright position. The glass jars and Shelby tubes were marked and labeled in the field for identification, then returned to our laboratory in Memphis.

## **6.0 LABORATORY REVIEW AND TESTING**

Laboratory testing was performed on soil samples to assess engineering and index properties. The soil testing consisted of moisture contents (ASTM D2216), Atterberg limits (ASTM D4318), grain size (sieve) distribution (ASTM D422), and unconsolidated-undrained triaxial compression (UU; ASTM D2850). Most of the laboratory test results are presented on the boring logs in Appendix C. The Atterberg limit, grain size, and UU test results are also provided in Appendix D.

The boring logs were prepared by a geotechnical engineer from the field logs, visual classifications of the soil samples in the laboratory, and laboratory test results. Terms and symbols used on the boring logs are presented in the Boring Log: Terms and Symbols in Appendix C. Stratification lines on the boring logs indicate approximate changes in strata. The transition between strata could be abrupt or gradual.

## **7.0 SUBSURFACE CONDITIONS**

### **7.1 Stratigraphy**

From the ground surface, the soils stratigraphy in the borings consisted of predominantly fine-grained soils underlain by predominantly coarse-grained soils to the boring termination depths with the exception of Borings B-1, -2 and -6. Fine-grained layers were encountered interlayered in the coarse-grained stratum in Borings B-1 and -3; the stratigraphy encountered in Boring B-3 consisted of coarse-grained soils underlain by interlayered fine- and coarse-grained layers; the fine-grained stratum encountered in Boring B-6 extended to the boring termination depth (20 feet).

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<sup>3</sup> The standard penetration resistance, or N-value, is defined as the number of blows required to drive the split-spoon sampler 12 inches with a 140-pound hammer falling 30 inches. Since the split-spoon sampler is driven 18 inches or until refusal, the blows for the first 6 inches are for seating the sampler, and the number of blows for the final 12 inches is the N-value. Additionally, “refusal” of the split-spoon sampler occurs when the sampler is driven less than 6 inches with 50 blows of the hammer.



More specific descriptions of the soil layers are provided below and on the boring logs in Appendix C.

**Predominately Fine-Grained Soils.** Soils classified as soft to hard, low plasticity “lean” clay (CL) and silt (ML) and high plasticity, fat clay (CH) with varying amounts of sand and gravel were encountered from the surface to a depth of 3 feet and from 23 to 28 feet in Boring B-1; from the ground surface to 6 feet and from 13 to 25 feet (boring termination depth) in Boring B-2; from 13 to 18 feet and 23 to 25 feet (boring termination depth) in Boring B-3; from the ground surface to 8 feet in Boring B-4; from the ground surface to 3 feet in Boring B-5; from the ground surface to 20 feet (boring termination depth) in Boring B-6; and from the ground surface to 13 feet in Boring B-7. Moisture contents of the tested samples ranged from 3 to 20 percent. Atterberg limits performed on select samples yielded liquid limits (LL) of 21 to 40 percent and plasticity indices (PI) of 8 to 21 percent. UU tests performed on a relatively undisturbed Shelby tube sample at an approximate depth of 3 feet in Boring B-2 yielded an undrained shear strength of 1,480 pounds per square foot (psf). SPT N-values measured in the fine-grained soils ranged from 4 to greater than 38 blows per foot (bpf).

**Predominately Coarse-Grained Soils.** Soils classified as loose to very dense sand with clay (SP-SC) and clayey sand (SC) with varying amounts of gravel were encountered below and/or interlayered with the fine-grained soils in Borings B-1, -2, -4, -5, and -7 and extended to a maximum depth of 30 feet. SPT N-values measured in the coarse-grained soils ranged from 5 to greater than 50 bpf.

## **7.2 Groundwater**

Groundwater was not encountered in the borings during drilling operations. Groundwater levels vary over time due to the effects of seasonal variations in precipitation or other factors not evident at the time of exploration.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

Geotechnology has prepared the following conclusions and recommendations based on our understanding of the proposed project, the field and laboratory data presented in this report, engineering analyses, and our experience and judgment.

### **8.1 Site Preparation and Earthwork**

Based on the provided information, the site has undergone grading and is at or near design elevations. The following paragraphs outline site grading recommendations for the site, if required.

**Site Preparation.** In general, cut areas and areas to receive new fill should be stripped of topsoil, vegetation, soft soils, and other deleterious materials. Topsoil should be placed in landscape areas or disposed of off-site. Vegetation and tree roots should be over-excavated.

The exposed subgrade should be proof-rolled with a tandem axle dump truck loaded to approximately 20,000 pounds per axle (or equivalent proof-rolling equipment). Soft areas that



develop should be over-excavated and backfilled with soil compacted to the densities specified in subsequent paragraphs.

**Cut Areas.** After excavation, the top 6 inches of the resulting subgrade should be compacted to a minimum of 98% of the maximum dry unit weight as determined by a standard Proctor test (ASTM D 698).

**Fill Materials, Placement, and Compaction.** Fill material should consist of natural soils classifying as silt, lean clay, silty sand, or clayey sand (ML, CL, SM, or SC), have a maximum LL of 45 and a PI of no more than 20. Such materials should be free from organic matter, debris, or other deleterious materials, and have a maximum particle size of 2 inches. In general, the onsite, surficial soils meet these criteria.

Fill and backfill should be placed in level lifts, up to 8 inches in loose thickness. For soils that exhibit a well-defined moisture density relationship, each lift should be moisture-conditioned to within the acceptable moisture content range provided in Table 1, and compacted to at least the minimum percent compaction indicated in Table 1. Moisture-conditioning can include: aeration and drying of wetter soils; wetting drier soils; and/or mixing wetter and drier soils into a uniform blend. For granular soils that do not exhibit a well-defined moisture density relationship, the soils should be compacted to at least the minimum relative densities indicated in Table 2. Thinner lifts should be used for lighter compaction equipment.

**Table 1. Percent Compaction and Moisture-Conditioning Requirements for Fill and Backfill.**

Area	Minimum Percent Compaction <sup>a,b</sup>	Acceptable Moisture Content Range <sup>c</sup>
Structural <sup>d</sup>	95%	±2%
Non-structural	92%	±2%
Pavement subgrades	98%	±2%

a In reference to the standard Proctor maximum dry unit weight measured by ASTM D698.

b For granular soils that do not exhibit a well-defined moisture-density relationship, refer to Table 2 for minimum relative density requirements.

c In reference to optimum moisture content as measured by ASTM D698.

d Structural fill and backfill for foundations are defined as fill and backfill located within the zones of influence of structures. The zone of influence of a structure is defined as the area below the footprint of the structure and 1V:1H outward and downward projections from the bearing elevation of the structure.



**Table 2. Relative Density Compaction Requirements for Granular Fill and Backfill.**

Area	Minimum Relative Density <sup>a,b</sup>
Structural <sup>c</sup>	70%
Non-Structural	75%
Pavement Subgrades	75%

<sup>a</sup> Relative density evaluated from the maximum and minimum index densities measured by ASTM D4253 and D4254, respectively.

<sup>b</sup> For granular soils that exhibit a well-defined moisture density relationship, refer to Table 1 for minimum percent compaction and moisture-conditioning requirements.

<sup>c</sup> Structural fill and backfill for foundations are defined as fill and backfill located within the zones of influence of structures. The zone of influence of a structure is defined as the area below the footprint of the structure and 1V:1H outward and downward projections from the bearing elevation of the structure.

Maintaining the moisture content of bearing and subgrade soils within the acceptable range provided in Table 1 is important during and after construction for the proposed structures. Silty and clayey bearing and subgrade soils should not be allowed to become wet or dry during or after construction, and measures should be taken to hinder water from ponding on these soils and to reduce drying of these soils.

Asphalt, concrete, or fill should not be placed over frozen or saturated soils, and frozen or saturated soils should not be used as compacted fill or backfill. Upon completion of earthwork, disturbed areas should be stabilized.

Site Water Management. Managing site water is important in successful performance of the pavement and foundation systems. Water from surface runoff, downspouts, and subsurface drains should be collected and discharged through a storm water collection system. Positive drainage should be established around the proposed structures to promote drainage of surface water away from the structures and reduce ponding of water adjacent to these structures.

Vegetation. Trees and other, deep-rooted vegetation should not be planted within 1.5 times their projected mature foliage radius from foundations, as their roots extract moisture from plastic and low-plastic soils alike, causing them to shrink, which can potentially result in foundation settlement. Shrubs and flowerbeds should be located a minimum of 5 feet away from the perimeter of foundations.

## **8.2 Seismic Site Classification and Seismic Design Parameters**

The site lies within the influence of the New Madrid Seismic Zone (NMSZ). It is our understanding the proposed construction will be designed in accordance with the 2015 International Building Code (IBC) and Chapter 20 of the ASCE 7-10. The 2015 IBC/ASCE 7-10 stipulates structures be designed based on an earthquake event with a probability of exceedance of 2% in 50 years. Based on the results of the field and laboratory testing, our experience in the vicinity, and our interpretation of the 2015 IBC/ASCE 7-10, it is our opinion that the site class and seismic parameters in Table 3 are applicable for this project.



**Table 3. Site Class and Seismic Parameters.**

Category/ Parameter	Designation/ Value	Reference
S <sub>s</sub>	1.495g <sup>a</sup>	Latitude 35.797589°N/Longitude 90.726220°W
S <sub>1</sub>	0.523g <sup>a</sup>	
Seismic Site Class	D	Chapter 20 of ASCE 7-10
F <sub>a</sub>	1.000	2015 IBC Table 1613.3.3(1)
F <sub>v</sub>	1.500	2015 IBC Table 1613.3.3(2)
F <sub>PGA</sub>	1.000	ASCE 7-10 Table 11.8-1
S <sub>MS</sub>	1.495g	2015 IBC Equation 16-37
S <sub>M1</sub>	0.784g	2015 IBC Equation 16-38
S <sub>DS</sub>	0.997g	2015 IBC Equation 16-39
S <sub>D1</sub>	0.523g	2015 IBC Equation 16-40
PGA	0.890g	ASCE 7-10 Figure 22-7
PGA <sub>M</sub>	0.890g	ASCE 7-10 Equation 11.8-1

\* S<sub>s</sub> and S<sub>1</sub> were computed using the web-based U.S. Seismic Design Maps (<http://earthquake.usgs.gov/designmaps/us/application.php>) using the indicated latitude and longitude coordinates of the project site.

### 8.3 Shallow Foundations

Loading information was not provided. We have assumed maximum column and wall loads of 50 kips and 5 kips per lineal foot, respectively. If column and wall loads exceed those reported, Geotechnology should be contacted to revise recommendations.

Shallow foundations can be proportioned using maximum net allowable bearing capacities of 2,400 and 1,900 pounds per square foot (psf) for spread and strip footings, respectively. Total and differential settlement of shallow foundations are anticipated to be 1 inch and ¾ of an inch, respectively. These recommendations are based on footing excavations being observed by the geotechnical engineer or their representative and soft soils being mitigated as recommended in the Site Preparation and Earthwork section of this report. Additional recommendations may be required based on the results of the foundation observations.

Footing excavations should be made with a smooth-edged backhoe bucket, and foot traffic in the bottom of the excavation should be minimized. Footing excavations should be extended through zones of soft soil, if encountered; the over-excavations can be backfilled with compacted fill, lean concrete, or flowable fill.

For exterior footings, we recommend that the footings bear a minimum of 18 inches below finish grade. An additional 6 inches of embedment is recommended if the erosion of the cover material is not controlled. Drainage should be maintained away from the foundations throughout the life of the structure. Water should never be allowed to pond against the footings.

### 8.4 Floor Slabs

The slab-on-grade floors should be supported on stable subgrade or compacted fill. The subgrade should be prepared as recommended in the Site Preparation and Earthwork section of this report.



The floor slab should be underlain by a minimum 4-inch-thick layer of granular material to serve as a capillary break and a base of support. The granular material layer should be compacted per the requirements of Table 2. The top 8 inches of clayey floor slab subgrade should be compacted and moisture-conditioned per the requirements presented in Table 1 prior to placing the granular layer. As an alternative to the 4-inch thick, granular layer, the upper 6 to 8 inches of the floor slab subgrade can be treated with soil cement.

Care should be taken during slab-on-grade construction to not allow the subgrade to become desiccated or saturated. Additionally, consideration should be given to the timing of construction relative to the time of year and weather. If slab construction is performed during relatively cold and wet weather, lime- or cement-treatment of the subgrade could be beneficial to maintain progress during construction. Otherwise, the subgrade could be weakened by softening from saturation by rain and/or snow, leading to delays in reworking the subgrade to prepare it back to its pre-softened condition.

It is recommended control joints be provided within the concrete slab-on-grade floors. These joints should be sealed to mitigate surface water infiltration until the building is enclosed. The floor slab should be structurally separated from walls, columns, footings, and penetrations to allow independent movement of the floor. Alternatively, floor slabs that are not structurally independent should be designed to allow for differential movements of that normally occur between the floor slabs, columns, and foundation walls.

A 6- to 15-mil plastic sheet should be placed below the floor to reduce the potential for moisture to permeate the slab and the potential for mold growth within the building. Some designers prefer not to place a vapor barrier directly beneath the concrete floor because it could affect the curing of the concrete, resulting in “curling” of the slab. This concern can be addressed by embedding the vapor barrier in or below the crushed rock layer below the slab.

## **8.5 Pavements**

Pavements are to be placed on stable in situ soil or compacted fill. The pavement subgrade should be proof-rolled and prepared as recommended in the Site Preparation and Earthwork section of this report. Once the subgrade is prepared, it should be promptly paved to protect it from the weather, as the naturally occurring soils in the area are susceptible to changes in the moisture content.

Vehicle loads and traffic patterns were not provided. The following recommendations are based on the soils encountered in the borings and our experience with similar projects. Geotechnology should be contacted if additional pavement designs are required.

Light-Duty, Flexible Pavement. A light-duty, flexible pavement structure will be required for certain portions of the parking and drive areas. We recommend a 2-inch-thick asphalt concrete pavement be constructed over an 8-inch-thick soil cement treated base, or an 8-inch compacted, crushed stone layer.





**Heavy-Duty, Flexible Pavement.** A heavy-duty, flexible pavement structure will be required for portions of the parking and drive areas. We recommend a minimum 3-inch asphalt concrete pavement be constructed over a 10-inch soil cement treated base, or a 10-inch compacted, crushed stone layer.

**Rigid Pavement.** We have assumed rigid pavements may be required for portions of the parking and driveway areas. We recommend a 4-inch thick Portland cement concrete pavement be constructed over a 7-inch thick soil cement treated base, or a 7-inch compacted, crushed stone layer. The 28-day compressive strength of the concrete should be a minimum of 4,000 psi.

## **8.6 Utility Construction**

Settlement of trench backfill can result in unsightly depressions and localized pavement failures. The magnitude of settlement can be reduced by mechanically compacting the trench backfill. Select granular backfill can be used for pipe bedding and minimum cover for utilities. The remainder of the utility trenches should be backfilled with flowable fill or compacted clayey soils up to the design subgrade elevation to reduce the potential for water collecting in these trenches and being absorbed by the surrounding clays, causing heave of foundations, slabs, pavement, etc.

Granular bedding and backfill that exhibits a well-defined moisture density relationship should be compacted and moisture-conditioned per the requirements presented in Table 1; otherwise, the granular material should be compacted to at least the minimum relative densities indicated in Table 2 in the Site Preparation and Earthwork section of this report.

Utility trench backfill should be placed in 6- to 8-inch thick lifts with each lift compacted to at least the specified degree of compaction. Thinner lifts should be used for lighter compaction equipment. The backfill should not be flushed with water in an attempt to obtain compaction.

For utilities within the perimeters of the proposed building, one of the following options can be implemented to further reduce the potential for water collecting in the utility trenches:

1. Use flowable fill in place of granular bedding and pipe zone backfill around utility pipes. Provisions should be implemented during construction to keep the pipes from floating in the flowable fill until the flowable fill sets.
2. The bottom of the utility excavation should generally be sloped to drain to a collection pipe (underdrain) in the bottom of the utility excavation at its downstream end. The collection pipe should then connect to an outlet, such as the proposed storm sewer system.
3. The granular bedding and pipe zone backfill should be capped with at least 1 foot of compacted clay backfill prior to the granular bedding and backfill collecting water. Additionally, concrete dams or anti-seepage collars should be provided where the utility crosses beneath the exterior footings of the proposed building. These dams or collars should extend at least 6 inches beyond the sides and bottoms of the utility trenches into





the in-situ soils to stop water from migrating underneath the building. If groundwater seepage is observed in the utility excavations, this option should not be implemented, but rather one of the other two options.

Prior to placing the bedding and utilities within the utility trench, soft, saturated, and compressible material should be removed from the bottom of the trench to expose stiff soils.

## **9.0 RECOMMENDED ADDITIONAL SERVICES**

The conclusions and recommendations given in this report are based on: Geotechnology's understanding of the proposed design and construction, as outlined in this report; site observations; interpretation of the exploration data; and our experience. Since the intent of the design recommendations is best understood by Geotechnology, we recommend that Geotechnology be included in the final design and construction process, and be retained to review the project plans and specifications to confirm that the recommendations given in this report have been correctly implemented. We recommend that Geotechnology be retained to participate in pre-bid and preconstruction conferences to reduce the risk of misinterpretation of the conclusions and recommendations in this report relative to the proposed construction of the subject project.

Since actual subsurface conditions between boring locations could vary from those encountered in the borings, our design recommendations are subject to adjustment in the field based on the subsurface conditions encountered during construction. Therefore, we recommend that Geotechnology be retained to provide construction observation services as a continuation of the design process to confirm the recommendations in this report and to revise them accordingly to accommodate differing subsurface conditions. Construction observation is intended to enhance compliance with project plans and specifications. It is not insurance, nor does it constitute a warranty or guarantee of any type. Regardless of construction observation, contractors, suppliers, and others are solely responsible for the quality of their work and for adhering to plans and specifications.

## **10.0 LIMITATIONS**

This report has been prepared on behalf of, and for the exclusive use of, the client for specific application to the named project as described herein. If this report is provided to other parties, it should be provided in its entirety with all supplementary information. In addition, the client should make it clear that the information is provided for factual data only, and not as a warranty of subsurface conditions presented in this report.

Geotechnology has attempted to conduct the services reported herein in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. The recommendations and conclusions contained in this report are professional opinions. The report is not a bidding document and should not be used for that purpose.



Our scope for this phase of the project did not include any environmental assessment or investigation for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors noted or unusual or suspicious items or conditions observed are strictly for the information of our client. Our scope did not include an assessment of the effects of flooding and erosion of creeks or rivers adjacent to or on the project site.

Our scope did not include: any services to investigate or detect the presence of mold or any other biological contaminants (such as spores, fungus, bacteria, viruses, and the by-products of such organisms) on and around the site; or any services, designed or intended, to prevent or lower the risk of the occurrence of an infestation of mold or other biological contaminants.

The analyses, conclusions, and recommendations contained in this report are based on the data obtained from the geotechnical exploration. The field exploration methods used indicate subsurface conditions only at the specific locations where samples were obtained, only at the time they were obtained, and only to the depths penetrated. Consequently, subsurface conditions could vary gradually, abruptly, and/or nonlinearly between sample locations and/or intervals.

The conclusions or recommendations presented in this report should not be used without Geotechnology's review and assessment if the nature, design, or location of the facilities is changed, if there is a lapse in time between the submittal of this report and the start of work at the site, or if there is a substantial interruption or delay during work at the site. If changes are contemplated or delays occur, Geotechnology must be allowed to review them to assess their impact on the findings, conclusions, and/or design recommendations given in this report. Geotechnology will not be responsible for any claims, damages, or liability associated with any other party's interpretations of the subsurface data or with reuse of the subsurface data or engineering analyses in this report.

The recommendations included in this report have been based in part on assumptions about variations in site stratigraphy that can be evaluated further during earthwork and foundation construction. Geotechnology should be retained to perform construction observation and continue its geotechnical engineering service using observational methods. Geotechnology cannot assume liability for the adequacy of its recommendations when they are used in the field without Geotechnology being retained to observe construction.



## **APPENDIX A – IMPORTANT INFORMATION ABOUT THIS GEOTECHNICAL-ENGINEERING REPORT**

# Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

**The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.**

## Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

## Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

*Do not rely on this report if your geotechnical engineer prepared it:*

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.*

## Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

## You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

### Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

### This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

### This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

### Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

*conspicuously that you’ve included the material for information purposes only.* To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

### Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

### Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



GEOPROFESSIONAL  
BUSINESS  
ASSOCIATION

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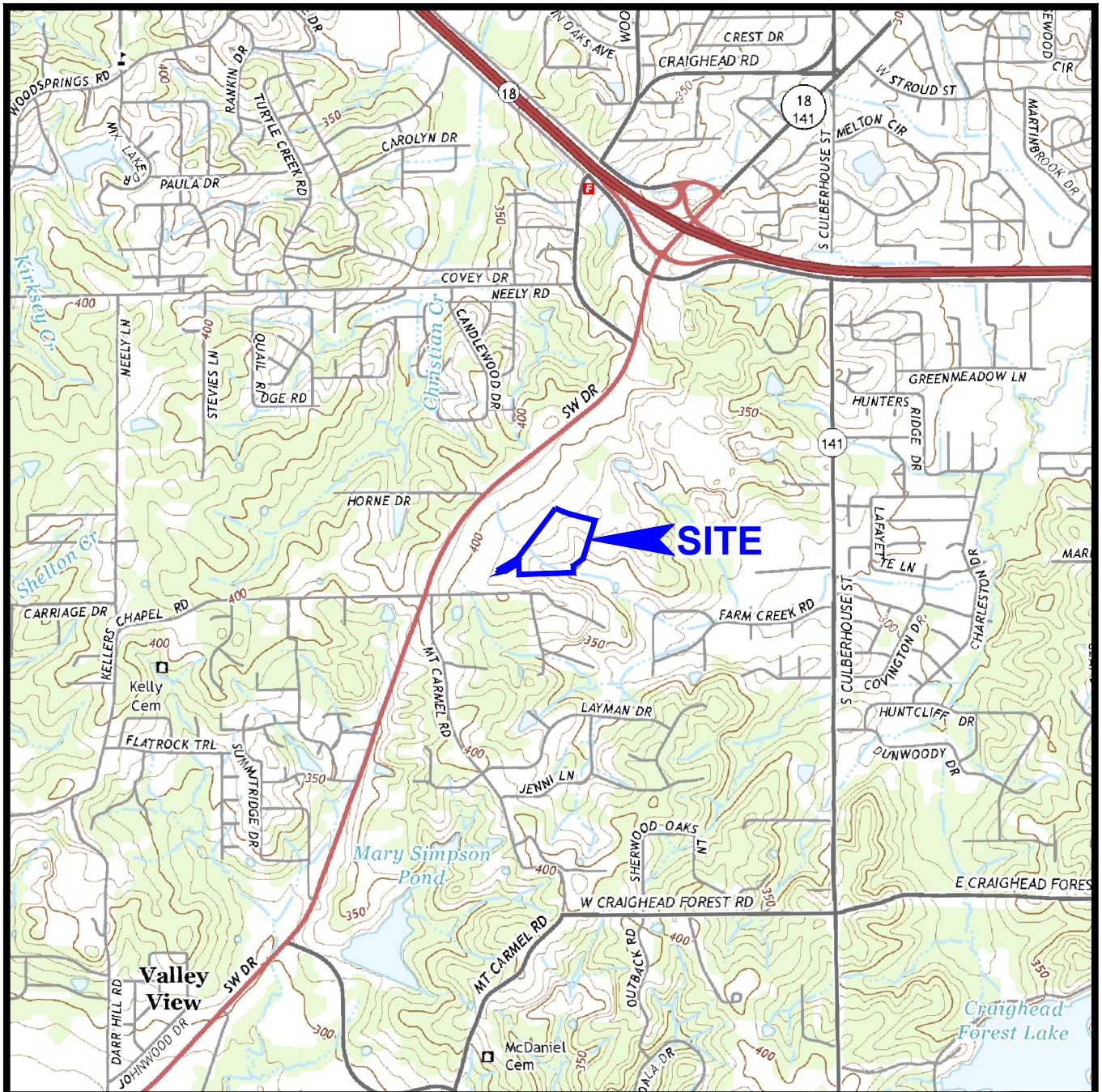


## **APPENDIX B – FIGURES**

Figure 1 – Site Location and Topography

Figure 2 – Aerial Photograph of Site and Exploration Locations






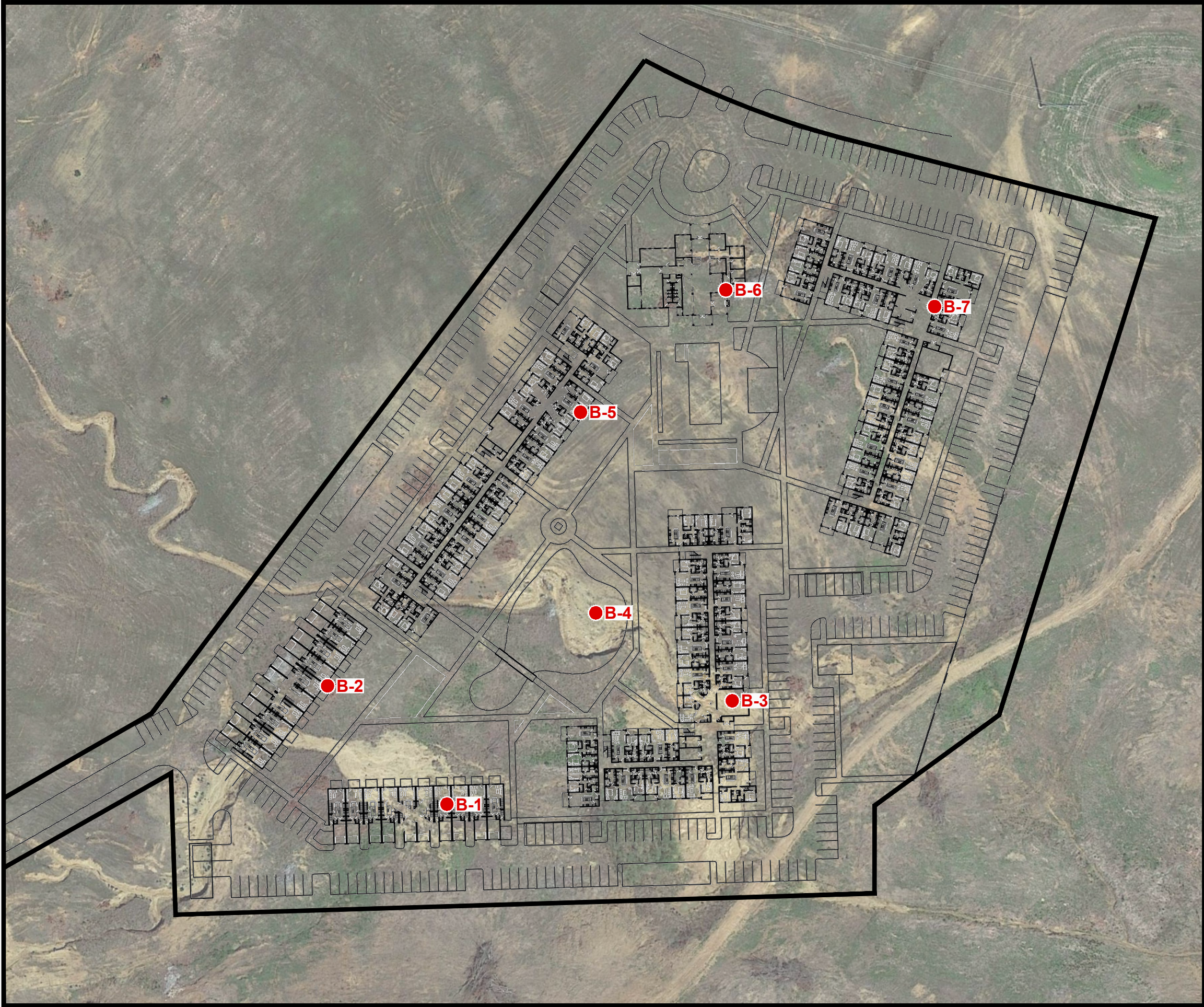
#### NOTES

1. Plan adapted from a 7.5 minute U.S.G.S. map for Jonesboro, Arkansas quadrangle, last revised in 2014.



Drawn By: WAH	Ck'd By: ASM	App'vd By: JKH
Date: 12-11-20	Date: 12-18-20	Date: 12-18-20
 <b>GEOTECHNOLOGY INC.</b> <small>FROM THE GROUND UP</small>		
<b>Southern Hills Apartments</b> <b>Jonesboro, Arkansas</b>		
<b>SITE LOCATION</b> <b>AND TOPOGRAPHY</b>		
Project Number J036812.02		<b>FIGURE 1</b>



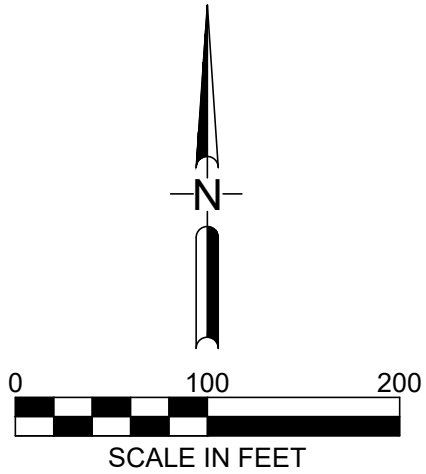



**NOTES**

1. Plan adapted from an April 11, 2019 aerial photograph courtesy of Google Earth and an undated drawing titled "Site Plana- 12 Acre Site", prepared by Coleman Partners Architects, LLC.
2. Borings were located in the field with reference to site features and are shown approximate only.

**LEGEND**

● Boring Location



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Date: 12-11-20	Date: 12-18-20	Date: 12-18-20
		
Southern Hills Apartments Jonesboro, Arkansas		
<b>AERIAL PHOTOGRAPH OF SITE AND BORING LOCATIONS</b>		
Project Number J036812.02		<b>FIGURE 2</b>





## **APPENDIX C – BORING INFORMATION**

### Boring Log Terms and Symbols

#### Boring Logs

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.

Surface Elevation: <u>361</u>		Completion Date: <u>12/8/20</u>		GRAPHIC LOG		DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD		SAMPLES		<b>SHEAR STRENGTH, tsf</b> $\Delta$ - UU/2 $\circ$ - QU/2 $\square$ - SV 0.5      1.0      1.5      2.0      2.5					
Datum <u>msl</u>		DEPTH IN FEET								DESCRIPTION OF MATERIAL		<b>STANDARD PENETRATION RESISTANCE</b> <small>(ASTM D 1586)</small> $\blacktriangle$ N-VALUE (BLOWS PER FOOT)			
												<b>WATER CONTENT, %</b> PL   10      20      30      40      50   LL			
		Medium stiff, brown, sandy, LEAN CLAY, some gravel - CL													
5		Loose to medium dense, red to brown, CLAYEY SAND, little gravel - (SC) 13% passing No. 200 sieve				3-2-3		SS1							
						4-4-6		SS2							
						5-5-4		SS3							
						1-4-5		SS4							
10															
15				5-7-5		SS5									
20				7-5-6		SS6									
25		Hard, brown, sandy, FAT CLAY, little gravel - CH				9-18-13		SS7							
30		Dense, red, CLAYEY SAND, little gravel - SC				12-18-27		SS8							
		Boring terminated at 30 feet.													
35															
40															
45															
50															
55															
60															

**GROUNDWATER DATA**

X FREE WATER NOT ENCOUNTERED DURING DRILLING

**DRILLING DATA**

   AUGER 3 3/4" HOLLOW STEM WASHBORING FROM    FEET

KJB DRILLER   WEC LOGGER

Diedrich D-50 DRILL RIG

HAMMER TYPE Auto

HAMMER EFFICIENCY 97 %

Drawn by: ASM	Checked by: ASM	App'vd. by: JKH
Date: 12/10/20	Date: 12/18/20	Date: 12/18/20

**GEOTECHNOLOGY**  
FROM THE GROUND UP

**Southern Hills Apartments**  
**Jonesboro, Arkansas**

**LOG OF BORING: B-1**

**Project No. J036812.02**

**REMARKS:** Elevations estimated from *Southern Hills Grading and Site Preparation* plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet.

LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.  
 LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20

Surface Elevation: <u>370</u> Datum <u>msl</u>		Completion Date: <u>12/8/20</u>		GRAPHIC LOG		DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD		SAMPLES		<div style="text-align: center;"> <b>SHEAR STRENGTH, tsf</b>  <math>\Delta</math> - UU/2      <math>\circ</math> - QU/2      <math>\square</math> - SV          0.5      1.0      1.5      2.0      2.5       </div> <div style="text-align: center;"> <b>STANDARD PENETRATION RESISTANCE</b>          (ASTM D 1586)  <math>\blacktriangle</math> N-VALUE (BLOWS PER FOOT)       </div> <div style="text-align: center;"> <b>WATER CONTENT, %</b>          PL   10      20      30      40      50   LL       </div>			
DEPTH IN FEET	<b>DESCRIPTION OF MATERIAL</b>												
	Medium stiff to stiff, brown and red, sandy, LEAN CLAY, little gravel - (CL)			2-2-3	SS1								
5				117	ST2								
	Medium dense to loose, red to red and gray, CLAYEY SAND - (SC)			3-6-5	SS3								
10	little gravel little gravel 13% passing No. 200 sieve			3-5-3	SS4								
	Very stiff, brown and red to gray, FAT CLAY - CH sandy			5-9-12	SS5								
15				4-6-13	SS6								
	some gravel, little sand			2-1-7	SS7								
20													
	Medium stiff, red and gray, sandy, LEAN CLAY, some gravel - CL												
25	Boring terminated at 25 feet.												
30													
35													
40													
45													
50													
55													
60													

**GROUNDWATER DATA**

X FREE WATER NOT ENCOUNTERED DURING DRILLING

**DRILLING DATA**

   AUGER 3 3/4" HOLLOW STEM WASHBORING FROM    FEET

KJB DRILLER WEC LOGGER

Diedrich D-50 DRILL RIG

HAMMER TYPE Auto

HAMMER EFFICIENCY 97 %

Drawn by: ASM    Checked by: ASM    App'vd. by: JKH  
 Date: 12/10/20    Date: 12/18/20    Date: 12/18/20

**GEOTECHNOLOGY**  
FROM THE GROUND UP

Southern Hills Apartments  
Jonesboro, Arkansas

LOG OF BORING: B-2

Project No. J036812.02

**REMARKS:** Elevations estimated from *Southern Hills Grading and Site Preparation* plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet.

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.

Surface Elevation: <u>365</u> Datum <u>msl</u>		Completion Date: <u>12/8/20</u>		GRAPHIC LOG		DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD		SAMPLES		<b>SHEAR STRENGTH, tsf</b> $\Delta$ - UU/2 $\circ$ - QU/2 $\square$ - SV 0.5      1.0      1.5      2.0      2.5			
DEPTH IN FEET		DESCRIPTION OF MATERIAL								<b>STANDARD PENETRATION RESISTANCE</b> (ASTM D 1586) $\blacktriangle$ N-VALUE (BLOWS PER FOOT)			
										<b>WATER CONTENT, %</b> PL   10      20      30      40      50   LL			
		Loose to dense, red to brown, CLAYEY SAND - (SC) little gravel		4-4-6    SS1									
5		trace gravel 13% passing No. 200 sieve		4-3-2    SS2									
10		Very stiff, red, sandy, FAT CLAY - CH		*ST3									
15				5-12-27    SS4									
20		Medium dense, red, CLAYEY SAND - SC		8-9-11    SS5									
25		Stiff, red, sandy, FAT CLAY - CH		3-7-12    SS6									
30		Boring terminated at 25 feet.		3-5-6    SS7									
35													
40													
45													
50													
55													
60													

<b>GROUNDWATER DATA</b>  <input checked="" type="checkbox"/> FREE WATER NOT ENCOUNTERED DURING DRILLING		<b>DRILLING DATA</b>  <input type="checkbox"/> AUGER <u>3 3/4"</u> HOLLOW STEM WASHBORING FROM <u>    </u> FEET <u>KJB</u> DRILLER <u>WEC</u> LOGGER <u>Diedrich D-50</u> DRILL RIG HAMMER TYPE <u>Auto</u> HAMMER EFFICIENCY <u>97</u> %		Drawn by: ASM    Checked by: ASM    App'vd. by: JKH Date: 12/10/20    Date: 12/18/20    Date: 12/18/20	
<b>Southern Hills Apartments</b> <b>Jonesboro, Arkansas</b>					
<b>LOG OF BORING: B-3</b>					
<b>Project No. J036812.02</b>					

**REMARKS:** Elevations estimated from *Southern Hills Grading and Site Preparation* plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet.  
 \*No recovery

LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.

LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20

Surface Elevation: <u>371</u>		Completion Date: <u>12/7/20</u>		GRAPHIC LOG	DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD	SAMPLES	SHEAR STRENGTH, tsf		
Datum <u>msl</u>		$\Delta$ - UU/2 $\bigcirc$ - QU/2 $\square$ - SV 0.5      1.0      1.5      2.0      2.5							
DEPTH IN FEET		DESCRIPTION OF MATERIAL					STANDARD PENETRATION RESISTANCE (ASTM D 1586) $\blacktriangle$ N-VALUE (BLOWS PER FOOT)		
							WATER CONTENT, % PL   10      20      30      40      50   LL		
		Medium stiff, tan and red to tan and brown, sandy, LEAN CLAY, some gravel - (CL)		4-3-2	SS1	$\blacktriangle$ $\bullet$			
5				2-2-3	SS2	$\blacktriangle$ $\bullet$			
				120	*ST3	$\bullet$			
10		Dense to medium dense, brown and red to red SAND, trace clay - SP-SC		9-17-18	SS4		$\blacktriangle$		
15		little gravel Boring terminated at 15 feet.		6-10-10	SS5		$\blacktriangle$		
20									
25									
30									
35									
40									
45									
50									
55									
60									

<b>GROUNDWATER DATA</b>		<b>DRILLING DATA</b>		Drawn by: ASM	Checked by: ASM	App'vd. by: JKH
<input checked="" type="checkbox"/> FREE WATER NOT ENCOUNTERED DURING DRILLING		<input type="checkbox"/> AUGER <u>3 3/4"</u> HOLLOW STEM WASHBORING FROM <u>    </u> FEET		Date: 12/10/20	Date: 12/18/20	Date: 12/18/20
		<u>KJB</u> DRILLER <u>WEC</u> LOGGER		 <b>GEOTECHNOLOGY</b> FROM THE GROUND UP		
		<u>Diedrich D-50</u> DRILL RIG				
		HAMMER TYPE <u>Auto</u>				
		HAMMER EFFICIENCY <u>97</u> %		Southern Hills Apartments Jonesboro, Arkansas		
<b>REMARKS:</b> Elevations estimated from <i>Southern Hills Grading and Site Preparation</i> plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet. *No recovery				LOG OF BORING: B-4		
				Project No. J036812.02		

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.

Surface Elevation: <u>384</u>		Completion Date: <u>12/7/20</u>		GRAPHIC LOG		DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD		SAMPLES		<b>SHEAR STRENGTH, tsf</b> $\Delta$ - UU/2 $\bigcirc$ - QU/2 $\square$ - SV 0.5      1.0      1.5      2.0      2.5		
Datum <u>msl</u>		DESCRIPTION OF MATERIAL								<b>STANDARD PENETRATION RESISTANCE</b> (ASTM D 1586) $\blacktriangle$ N-VALUE (BLOWS PER FOOT)		
										<b>WATER CONTENT, %</b> PL $\mid$ 10      20      30      40      50 $\mid$ LL		
DEPTH IN FEET												
	Stiff, brown, sandy, LEAN CLAY, little gravel - CL				4-4-7 SS1							
5	Medium dense to very dense, red, CLAYEY SAND, some gravel - SC				5-8-11 SS2							
					7-11-13 SS3							
10					4-11-17 SS4							
					4-9-15 SS5							
15					9-18-27 SS6							
20					8-25-29 SS7							
25	Boring terminated at 25 feet.											
30												
35												
40												
45												
50												
55												
60												

**GROUNDWATER DATA**

X FREE WATER NOT ENCOUNTERED DURING DRILLING

**DRILLING DATA**

   AUGER 3 3/4" HOLLOW STEM WASHBORING FROM    FEET

KJB DRILLER WEC LOGGER

Diedrich D-50 DRILL RIG

HAMMER TYPE Auto

HAMMER EFFICIENCY 97 %

Drawn by: ASM      Checked by: ASM      App'vd. by: JKH

Date: 12/10/20      Date: 12/18/20      Date: 12/18/20

**GEOTECHNOLOGY**  
FROM THE GROUND UP

**Southern Hills Apartments  
Jonesboro, Arkansas**

**LOG OF BORING: B-5**

**Project No. J036812.02**

**REMARKS:** Elevations estimated from *Southern Hills Grading and Site Preparation* plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet.

LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20

NOTE: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL. GRAPHIC LOG FOR ILLUSTRATION PURPOSES ONLY.

Surface Elevation: <u>377</u>		Completion Date: <u>12/7/20</u>		GRAPHIC LOG		DRY UNIT WEIGHT (pcf) SPT BLOW COUNTS CORE RECOVERY/RQD		SAMPLES		<b>SHEAR STRENGTH, tsf</b> $\Delta$ - UU/2 $\bigcirc$ - QU/2 $\square$ - SV 0.5      1.0      1.5      2.0      2.5					
Datum <u>msl</u>		DEPTH IN FEET								DESCRIPTION OF MATERIAL		<b>STANDARD PENETRATION RESISTANCE</b> <small>(ASTM D 1586)</small> $\blacktriangle$ N-VALUE (BLOWS PER FOOT)			
												<b>WATER CONTENT, %</b> PL   10      20      30      40      50   LL			
						3-3-5    SS1 3-3-5    SS2 3-5-6    SS3 *ST4 5-12-16   SS5 6-10-28   SS6									
<b>GROUNDWATER DATA</b>  <input checked="" type="checkbox"/> FREE WATER NOT ENCOUNTERED DURING DRILLING		<b>DRILLING DATA</b>  ___ AUGER <u>3 3/4"</u> HOLLOW STEM WASHBORING FROM ___ FEET <u>KJB</u> DRILLER <u>WEC</u> LOGGER <u>Diedrich D-50</u> DRILL RIG HAMMER TYPE <u>Auto</u> HAMMER EFFICIENCY <u>97</u> %		<b>REMARKS:</b> Elevations estimated from <i>Southern Hills Grading and Site Preparation</i> plan set, sheet numbered C2 and dated 5/11/202, drawn by Fisher Arnold and assumed to reference msl datum in feet. *No recovery											
				<b>LOG OF BORING: B-6</b>											
				<b>Project No. J036812.02</b>											


LOG OF BORING 2002 WL J036812.02.GPJ GTINC 0638301.GPJ 12/18/20



**GEOTECHNOLOGY**  
FROM THE GROUND UP

**Southern Hills Apartments  
Jonesboro, Arkansas**

Drawn by: ASM	Checked by: ASM	App'vd. by: JKH
Date: 12/10/20	Date: 12/18/20	Date: 12/18/20



# GEOTECHNOLOGY

FROM THE GROUND UP

## Southern Hills Apartments

### Jonesboro, Arkansas

## LOG OF BORING: B-7

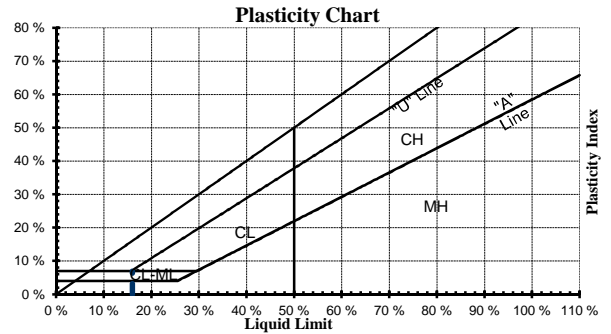
## Project No. J036812.02



# BORING LOG: TERMS AND SYMBOLS

## LEGEND

CS	Continuous Sampler
GB	Grab Sample
NQ	NQ Rock Core
PST	Three-Inch Diameter Piston Tube Sample
SS	Split-Spoon Sample (Standard Penetration Test)
ST	Three-Inch Diameter Shelby Tube Sample
*	Sample Not Recovered
PL	Plastic Limit (ASTM D4318)
LL	Liquid Limit (ASTM D4318)
SV	Shear Strength from Field Vane (ASTM D2573)
UU	Shear Strength from Unconsolidated-Undrained Triaxial Compression Test (ASTM D2850)
QU	Shear Strength from Unconfined Compression Test (ASTM D2166)



## SOIL GRAIN SIZE

US STANDARD SIEVE

	12"	3"	3/4"	4	10	40	200		
BOULDERS		COBBLES	GRAVEL		SAND			SILT	CLAY
			COARSE	FINE	COARSE	MEDIUM	FINE		
	300	76.2	19.1	4.76	2.00	0.42	0.074	0.005	
SOIL GRAIN SIZE IN MILLIMETERS									

## UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions			Symbol	Description
Coarse-Grained Soils (More than 50% Larger than No. 200 Sieve Size)	Gravel and Gravelly Soil	Clean Gravels Little or no Fines	GW	Well-Graded Gravel, Gravel- Sand Mixture
			GP	Poorly-Graded Gravel, Gravel-Sand Mixture
		Gravels with Appreciable Fines	GM	Silty Gravel, Gravel-Sand-Silt Mixture
			GC	Clayey-Gravel, Gravel-Sand-Clay Mixture
	Sand and Sandy Soils	Clean Sands Little or no Fines	SW	Well-Graded Sand, Gravelly Sand
			SP	Poorly-Graded Sand, Gravelly Sand
		Sands with Appreciable Fines	SM	Silty Sand, Sand-Silt Mixture
			SC	Clayey-Sand, Sand-Clay Mixture
Fine-Grained Soils (More than 50% Smaller than No. 200 Sieve Size)	Silts and Clays	Liquid Limit Less Than 50	ML	Silt, Sandy Silt, Clayey Silt, Slight Plasticity
			CL	Lean Clay, Sandy Clay, Silty Clay, Low to Medium Plasticity
			OL	Organic Silts or Lean Clays, Low Plasticity
	Silts and Clays	Liquid Limit Greater Than 50	MH	Silt, High Plasticity
			CH	Fat Clay, High Plasticity
			OH	Organic Clay, Medium to High Plasticity
	Highly Organic Soils		PT	Peat, Humus, Swamp Soil

## STRENGTH OF COHESIVE SOILS

## DENSITY OF GRANULAR SOILS

Consistency	Undrained Shear Strength (tsf)	Unconfined Comp. Strength (tsf)	Descriptive Term	Approximate $N_{60}$ -Value Range
Very Soft	less than 0.125	less than 0.25	Very Loose	0 to 4
Soft	0.125 to 0.25	0.25 to 0.5	Loose	5 to 10
Medium Stiff	0.25 to 0.5	0.5 to 1.0	Medium Dense	11 to 30
Stiff	0.5 to 1.0	1.0 to 2.0	Dense	31 to 50
Very Stiff	1.0 to 2.0	2.0 to 3.0	Very Dense	>50
Hard	greater than 2.0	greater than 4.0		

N-Value (Blow Count) is the last two, 6-inch drive increments (i.e. 4/7/9, N = 7 + 9 = 16). Values are shown as a summation on the grid plot and shown in the Unit Dry Weight/SPT column.

## RELATIVE COMPOSITION

## OTHER TERMS

Trace	0 to 10%	Layer - Inclusion greater than 3 inches thick.
Little	10 to 20%	Seam - Inclusion 1/8-inch to 3 inches thick
Some	20 to 35%	Parting - Inclusion less than 1/8-inch thick
And	35 to 50%	Pocket - Inclusion of material that is smaller than sample diameter



Relative composition and Unified Soil Classification System (USCS) designations are based on visual descriptions and are approximate only. If laboratory tests were performed to classify the soil, the USCS designation is shown in parenthesis.



## **APPENDIX D – LABORATORY TEST DATA**

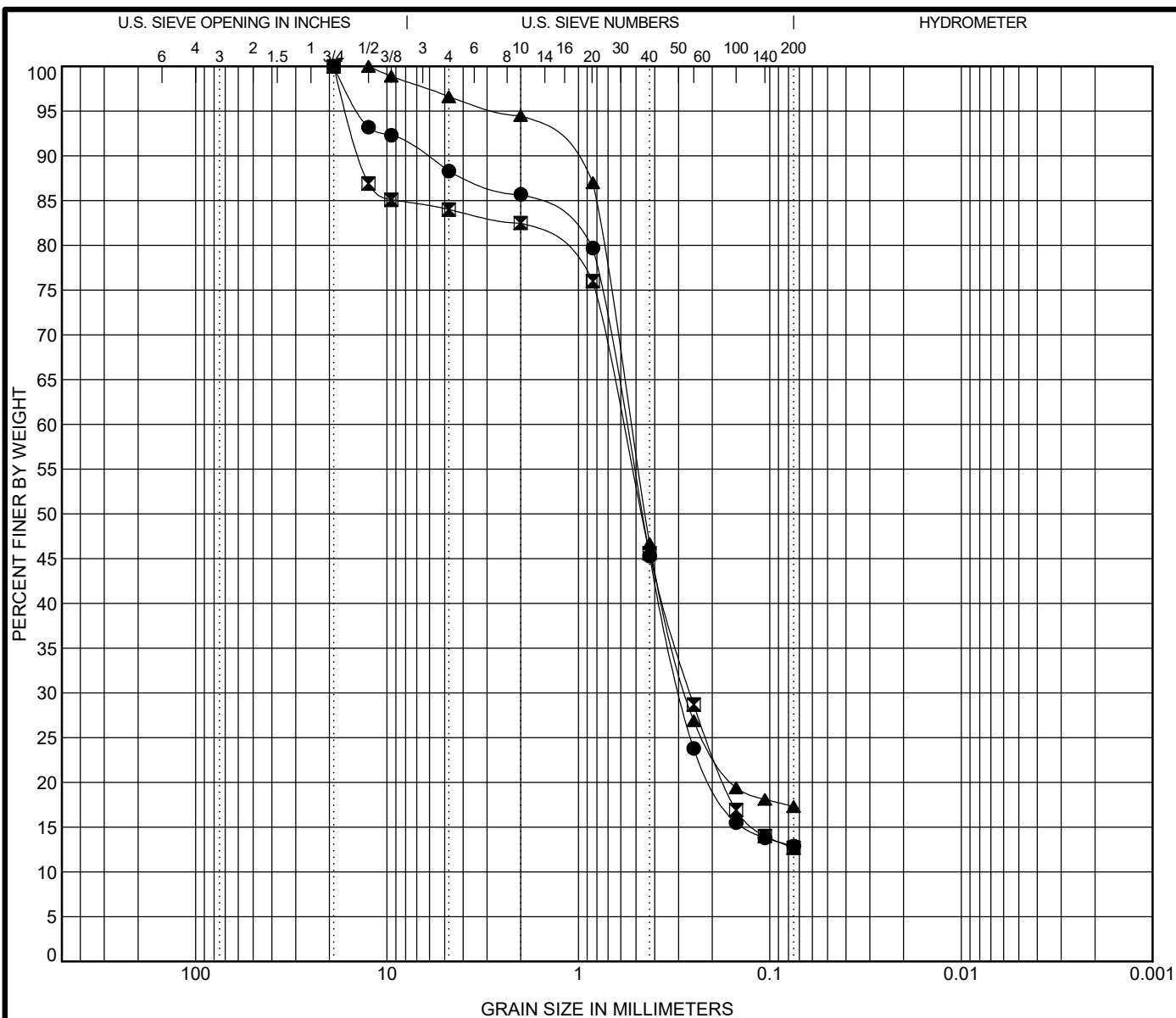
Atterberg Limits

Grain Size Distributions

Unconsolidated-Undrained Triaxial Compression



●	B-2	3.0	21	13	8		SANDY LEAN CLAY(CL)
☒	B-3	3.5	38	19	19	17	CLAYEY SAND(SC)
▲	B-3	6.0	23	13	10		CLAYEY SAND(SC)
★	B-4	6.0	37	16	21		SANDY LEAN CLAY(CL)
◎	B-6	8.0	28	14	14		SANDY LEAN CLAY(CL)
⊕	B-7	8.5	40	19	21		SANDY LEAN CLAY(CL)



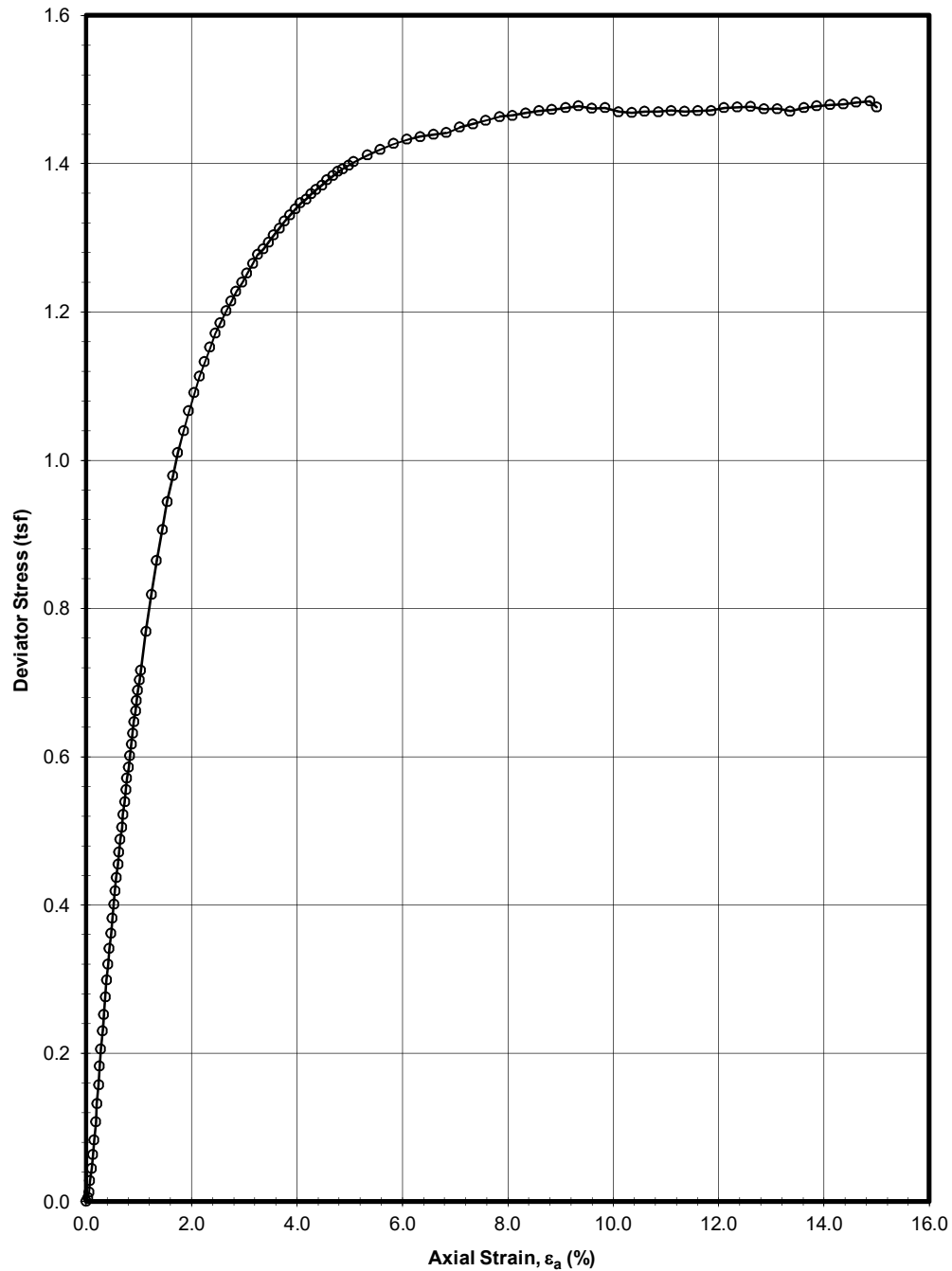
COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification			Classification			LL	PL	PI	Cc	Cu
●	B-1	6.0	CLAYEY SAND(SC)							
☒	B-2	8.5	CLAYEY SAND with GRAVEL(SC)							
▲	B-3	3.5	CLAYEY SAND(SC)			38	19	19		
Specimen Identification			D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-1	6.0	19	0.569	0.291		11.7	75.4	12.9	
☒	B-2	8.5	19	0.587	0.26		16.0	71.3	12.7	
▲	B-3	3.5	12.5	0.532	0.272		3.4	79.3	17.3	



## GRAIN SIZE DISTRIBUTION

Southern Hills Apartments  
Jonesboro, Arkansas  
J036812.02



**UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST**

ASTM D 2850

Project No.: J036812.02

Boring: B-2

Sample: ST-2 - Depth: 3 ft.

