

SPECIFICATIONS  
SFA Project No. 21071

# **Fairlands ES Roofing and HVAC Replacement Fairlands Elementary School**

Pleasanton Unified School District



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## **TABLE OF CONTENTS**

### DIVISION 0 - PROCUREMENT AND CONTRACTING REQUIREMENTS

(SEE VOLUME 1)

### DIVISION 1 - GENERAL REQUIREMENTS

01 73 20 - SELECTIVE DEMOLITION

01 91 00 - General Commissioning

### DIVISION 02 – EXISTING CONDITIONS

(No work in the above division)

### DIVISION 03 - CONCRETE

(No work in the above division)

### DIVISION 04 - MASONRY

(No work in the above division)

### DIVISION 05 – METALS

(No work in the above division)

### DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

06 10 00 – ROUGH CARPENTRY

### DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 19 00 – ELASTOMERIC COATING

07 41 13 - STANDING SEAM METAL ROOF PANELS

07 62 00 – SHEET METAL FLASHING AND TRIM

### DIVISION 08 - OPENINGS

(No work in the above division)

### DIVISION 09 – FINISHES

(No work in the above division)

### DIVISION 10 - SPECIALTIES

(No work in the above division)

### DIVISION 11 - EQUIPMENT

(No work in the above division)

### DIVISION 12 - FURNISHINGS

(No work in the above division)

### DIVISION 13 – SPECIAL CONSTRUCTION

(No work in the above division)

### DIVISION 14 – CONVEYING SYSTEMS

(No work in the above division)

DIVISION 21 – FIRE SUPPRESSION  
(No work in the above division)

DIVISION 22 – PLUMBING

22 00 00 Plumbing General Requirements  
22 05 00 Plumbing

DIVISION 23 HEATING VENTILATION AND AIR CONDITIONING

23 00 00 Mechanical General Requirements  
23 05 00 Heating Ventilating Air Conditioning  
23 05 93 Testing Adjusting Balancing  
23 08 00 Commissioning of HVAC Systems

DIVISION 26 – ELECTRICAL

26 05 00 – GENERAL ELECTRICAL REQUIREMENTS  
26 05 19 – LINE VOLTAGE WIRE AND CABLE  
26 05 26 – GROUNDING  
26 05 33 – OUTLET, JUNCTION AND PULL BOXES  
26 05 42 – CONDUITS, RACEWAYS AND FITTINGS  
26 05 50 – Firestopping  
26 27 26 – DEVICES WIRING  
26 28 16 Breakers

DIVISION 27 – COMMUNICATIONS  
(No work in the above division)

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 31 00 Fire Alarm

DIVISION 31 – EARTHWORK  
(No work in the above division)

DIVISION 32 - EXTERIOR IMPROVEMENTS  
(No work in the above division)

DIVISION 33  
(No work in the above division)

END OF SECTION

## SECTION 01 73 20 - SELECTIVE DEMOLITION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

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

#### 1.2 SUMMARY

- A. **This Section includes the following for the said roof systems on: Vintage Hills, Foothill High School, AVHS and Lydiksen.**
  - 1. **Vintage Hills: MPR, Bldg B and C**
  - 2. **AVHS: Girls locker-room, Gym and Mat roof**
  - 3. **Foothill: Bldgs E,F and G**
  - 4. **Fairlands: Remove [e] shingle and underlayment**
  - 5. **Lydiksen: MPR**
  - 6. **Remove all dead equipment as designated / marked by owner/ Architect.**
  - 7. **Remove all wood blocking and dispose of.**
  - 8. **Remove [e] edge metal, skirt flashings and counterflashings to substrate.**
  - 9. **Remove all termination metal to substrate.**
  - 10. **Remove all [e] vents unless otherwise noted.**
  - 11. **Remove all coping.**
  - 12. **Retain and store all Dura blocks for re installation.**

#### 1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

- C. 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.

#### 1.4 SUBMITTALS

Regulatory requirements Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

- A. Standards: Comply with ANSI A10.6 and NFPA 241.
- B. Predemolition Conference: Conduct conference at Project site to comply with requirements.

#### 1.5 PROJECT CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Notify Owner of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: Hazardous materials are present in construction to be selectively demolished.
- D. Storage or sale of removed items or materials on-site is not permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Maintain fire-protection facilities in service during selective demolition operations.

#### 1.6 WARRANTY

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

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Verify that utilities affected by the Work have been disconnected and capped.

- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Owner.
- E. **Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs. Photographs to be taken on or prior to pre construction meeting.**

### 3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.
  - 1. Comply with requirements for existing services/systems interruptions specified in Summary.
- B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
  - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
  - 2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
  - 3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

### 3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with walks, walkways, and other adjacent occupied and used facilities.

### 3.4 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
  - 1. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
  - 2. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

3. Dispose of demolished items and materials promptly
- B. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
  2. Protect items from damage during transport and storage.
  3. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.

### **3.5 DEMOLITION PROCEDURES**

- A. **Remove [e] gravel surfaced BUR and cap sheet roofing and insulation to the substrate.**
- B. **Remove [e] flashings to substrate.**
- C. **Remove [e] metal on perimeter edge /skirt metal/counterflashing's.**
- D. **Remove all wood blocking.**
- E. **Re- use all rubber Dura Blocks.**
- F. **Remove all equipment as designated by owner/ Architect and dispose of properly.**
- G. **Remove all [e] gutters. Schedule 40 downspouts to remain.**
- H. **Remove all walkways/ walk pads.**
- I. **Remove all coping metal.**

### **3.6 DISPOSAL OF DEMOLISHED MATERIALS**

- A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Do not allow demolished materials to accumulate on-site.
  2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
  3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.

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

### 3.7 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 01732



## SECTION 01 91 00

### GENERAL COMMISSIONING

#### PART 1 – GENERAL

##### 1.1 RELATED SECTIONS

- A. 23 08 00 Commissioning of HVAC Systems

##### 1.2 DESCRIPTION OF WORK

- A. Commissioning is a systematic process of ensuring that all building systems perform interactively according to the design intent and the owner's operational needs. This is achieved by beginning in the design phase and documenting design intent and continuing through construction, acceptance with actual verification of performance. The commissioning process shall encompass and coordinate the traditionally separate functions of system documentation, equipment startup, control system calibration, testing and balancing, performance testing and training.
- B. The Commissioning Authority (CA) will be directly hired by the Owner. The General Contractor that is awarded the project shall not include the cost of the Commissioning Authority in their price. The general contractor (and their sub-contractors) shall include cost for their involvement in the commissioning process as described in this section and other related commissioning sections, including completion of system readiness checklists, and demonstration of installed equipment to the commissioning team members during the functional performance testing portion of the project.
- C. Commissioning during the construction phase is intended to enhance the quality of system start-up and aid in the orderly completion and transfer of systems for beneficial use by the owner. The following objectives will be documented accordingly:
1. Verify that applicable equipment and systems are installed according to the manufacturer's recommendations and to industry accepted standards, that they meet design intent, and that they receive adequate operational checkout by installing contractors.
  2. Verify and document proper performance of equipment and systems.
  3. Verify that O&M documentation left on site is complete.
  4. Verify that the Owner's operating personnel are adequately trained.
- D. The commissioning process does not take away from or reduce the responsibility of the system designers or installing contractors to provide a finished product, installed and fully functional in accordance with the contract documents.

##### 1.3 ABBREVIATIONS

- A. The following are common abbreviations used in the Specifications and in the Commissioning Plan.

A/E-	Architect and design Engineers	GC-	General Contractor (prime)
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CA-	Commissioning Authority (Agent)	MC-	Mechanical Contractor
CC	Controls Contractor	PC -	Plumbing Contractor
CM-	Construction Manager (the owner's representative)	PM-	Project Manager (of the Owner)
Cx-	Commissioning	SRC	System Readiness Checklist
Cx Plan-	Commissioning Plan document	Subs-	Subcontractors to General
EC-	Electrical Contractor	TAB-	Testing Adjusting and Balance Contractor
FT-	Functional Performance Test	TC-	Test Coordinator

#### 1.4 DEFINITIONS

- A. Basis Of Design (BOD): The basis of design is the documentation of the primary thought processes and assumptions behind design decisions that were made to meet the design intent. The basis of design describes the systems, components, conditions, and methods chosen to meet the intent. Some reiterating of the design intent may be included.
- B. Commissioning Plan: An overall plan that provides the structure, schedule and coordination planning for the commissioning process.
- C. Deferred Functional Tests: FTs that are performed later, after substantial completion, due to partial occupancy, equipment, seasonal requirements, design or other site conditions that disallow the test from being performed.
- D. Deficiency: A condition in the installation or function of a component, piece of equipment or system that is not in compliance with the Contract Documents (that is, does not perform properly or is not complying with the design intent).
- E. Design Narrative: Sections of either the Design Intent or Basis Of Design which describe the systems operation and principle function
- F. Functional Performance Test (FT): Test of the dynamic function and operation of equipment and systems using direct observation or monitoring methods. Functional testing is the dynamic testing in all modes of systems (rather than just components) under full operation (e.g. the chiller pump is tested interactively with the chiller functions to see if the pump ramps up and down to maintain the differential pressure set point). The systems are run through all the control system's sequences of operation and components are verified to be responding as the sequences state. Traditional air or water test and balancing (TAB) is not functional testing, in the commissioning sense of the word. The commissioning authority develops the functional test procedures in a sequential written form, coordinates, oversees and documents the actual testing, which is usually performed by the installing contractor or vendor. Functional performance tests shall demonstrate the correct installation and operation of each component, system, and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

- G. Over-written Value: Writing over a sensor value in the control system to see the response of a system (e.g., changing the outside air temperature value from 50F to 75F to verify economizer operation).
- H. Owner Project Requirements (OPR): The expectation and requirements of the building shall be documented before the design phase of the project begins.
- I. Sampling: Functionally testing only a fraction of the total number of identical or near identical pieces of equipment.
- J. Seasonal Performance Tests: FT that are deferred until the system(s) will experience conditions closer to their design conditions.
- K. Simulated Condition: Condition that is created for the purpose of testing the response of a system (e.g., applying a hair blower to a space sensor to see the response in a VAV box).
- L. Simulated Signal: Disconnecting a sensor and using a signal generator to send an amperage, resistance or pressure to the transducer and DDC system to simulate a sensor value.
- M. System Readiness Checklist (SRC): A checklist developed by the CA and provided to the contractor for execution. Completion of this checklist verifies the system or component has been installed in accordance with design documents and IOMs. This checklist is required before commencing functional testing. The signee for a specific contractor section in a SRC will be the same throughout the project (e.g. only one person will sign for the MC).
- N. Testing Coordinator (TC): Commissioning Team member appointed by GC. TC's roles include distribution of SRCs between Subs & CA, ensure execution & completion of SRCs by Subs, collect/review completeness of SRCs for final delivery to CA, coordinate scheduling of functional tests, collect all required documents (eg O&Ms, training plans, etc) and deliver to the CA. The TC must be familiar with all of the commissioned equipment and possess good organizational skills.

## **1.5 COMMISSIONING PROCESS**

- A. The following activities describe the commissioning tasks during construction and the general order in which they occur. The CA coordinates all activities.
- B. Scoping Meeting: All members of the design and construction team that will be involved in the commissioning process meet and agree on the scope of work, tasks, schedules, deliverables, and responsibilities for implementation of the Commissioning Plan.
- C. Commissioning Plan: The Commissioning Plan provides guidance in the execution of the commissioning process. The Specifications take precedence over the Commissioning Plan.
- D. Submittals: Equipment documentation is submitted within 30 days of approval to the CA, including detailed start-up procedures.
- E. Start-Up/System Readiness Checklists (SRC): The CA works with the Subcontractors to develop startup plans and documentation formats, including providing the Subcontractors with system readiness checklists to be completed during the startup process.
- F. Functional Performance Testing: The CA develops specific equipment and system functional performance test procedures. The Subcontractors review the procedures. The procedures are executed by the Subcontractors, under the direction of, and documented by the CA.

- G. Deficiencies and Resolution: The CA documents items of non-compliance in materials, installation or operation. The items are corrected at the Sub's expense and the equipment or systems are retested.
- H. Operations and Maintenance Documentation: The CA reviews the Operation and Maintenance documentation for completeness.
- I. Training: The CA reviews the training plans and agenda provided by the Subcontractors and verifies that training is completed.
- J. Commissioning Report: The CA writes the commissioning report.

## **1.6 SCOPE OF WORK**

- A. The following building systems will be included in the commissioning process for the project:
  - 1. Division 23 (Heating Ventilation and Air Conditioning)

## **1.7 COMMISSIONING TEAM**

- A. The members of the commissioning team consist of the following members:
  - 1. Commissioning Authority (Agent) (CA)
  - 2. Owner's Project Manager (PM)
  - 3. General Contractor (GC or Contractor)
  - 4. Mechanical Contractor (MC)
  - 5. Test and Balance contractor (TAB)
  - 6. Owner's maintenance personnel

## **1.8 COMMISSIONING AUTHORITY'S RESPONSIBILITIES**

- A. General
  - 1. The CA, as leader of the commissioning team, directs and coordinates the commissioning activities in conjunction with the General Contractor. All members work together to fulfill their contracted responsibilities and meet the objectives of the contract documents.
  - 2. Within 30 days prior to equipment startup, the CA will schedule and conduct a commissioning scope meeting with the entire commissioning team in attendance. Meeting minutes will be distributed to all parties by the CA. CA will revise the Commissioning Plan to its "final" version from information gathered at the meeting and will distribute to all parties.
  - 3. The CA will work with the CM & GC according to established protocols to schedule the commissioning activities. The CA will provide sufficient notice to the CM & GC for scheduling commissioning activities. The GC will integrate all commissioning activities into the master schedule. All parties will address scheduling problems and make necessary notifications in a timely manner to expedite the commissioning process.

4. The CA will provide the initial schedule of primary commissioning events at the commissioning scope meeting. The Commissioning Plan provides a format for this schedule, as included in the Cx Plan. As construction progresses, more detailed schedules will be developed by the GC.

**B. Construction and Acceptance Phase**

1. Coordinates and directs the commissioning activities in a logical, sequential & efficient manner using consistent protocols and forms, centralized documentation, clear & regular communications & consultations with all necessary parties, frequently updated timelines & schedules and technical expertise.
2. Coordinate the commissioning work and, with the GC & CM, ensure that commissioning activities are being scheduled into the master schedule.
3. Revise the Commissioning Plan as required.
4. Plan and conduct a commissioning scoping meeting & other commissioning meetings as necessary.
5. Request and review additional information required to perform commissioning tasks, including O&M materials, contractor start-up and checkout procedures.
6. Before startup, gather & review the current control sequences & interlocks and work with contractors and design engineers until sufficient clarity has been obtained, in writing, to be able to write detailed testing procedures.
7. Write and distribute System Readiness Checklists.
8. Perform site visits to observe component & system installations as needed.
9. Approve SRCs and their completion as submitted by TC for CA's review. CA shall perform selected site observation and spot checking as needed.
10. Review TAB execution plan.
11. Approve air and water systems balancing by spot testing, reviewing completed reports and by selected site observation.
12. Create the FT procedures for equipment and systems with input & review by GC/Subs. Submit to CM for review, and for approval if required.
13. Coordinate, witness and approve manual FT performed by installing contractors. Coordinate retesting as necessary until satisfactory performance is achieved.
14. Maintain a master deficiency and resolution log. Provide the CM with written progress reports and test results with recommended actions.
15. Compile and maintain a commissioning issues log.
16. Provide a final commissioning report.
17. Throughout the commissioning process, document that equipment and systems are installed and perform in accordance with design documents.

**1.9 OWNER'S REPRESENTATIVE (PM) RESPONSIBILITIES**

**A. Construction and Acceptance Phase**

1. Manage the contract of the CA
2. Facilitate the coordination of the commissioning work by the CA.

3. Ensure with CA & GC that commissioning activities are being scheduled into the master schedule.
4. Review the final Commissioning Plan.
5. Attend commissioning scope meeting and other commissioning team meetings.
6. Furnish to CA copies of all construction documents, addenda, change orders for commissioned equipment.
7. Review and approve CA generated FT procedures prior to testing.
8. Observe SRC completion & FT's for systems to be commissioned.
9. Review commissioning progress and deficiency reports.
10. Coordinate the resolution of non-compliance and design deficiencies identified in all phases of commissioning.
11. Assign operation and maintenance personnel and schedule them to participate in commissioning team activities.
12. Assist the GC in coordinating the training of owner personnel.
13. Provide required IP addresses to controls contractor for setting up remote access to controls systems.

#### **1.10 GENERAL CONTRACTOR (GC) RESPONSIBILITIES**

##### **A. Construction and Acceptance Phase**

1. Facilitate the coordination of the commissioning work by the CA.
2. Ensure with CA that commissioning activities are being scheduled into the master schedule.
3. Appoint TC for management of SRCs.
4. Include the cost of commissioning in the total contract price. Include all special tool and instruments (only available from vendor, specific to a piece of equipment) required for testing in base bid price.
5. Furnish a copy of all construction documents, addenda, change orders and approved submittals and shop drawings related to commissioned equipment to the CA.
6. Provide a copy of O&Ms, startup reports, TAB reports, and any other necessary documents for commissioned equipment to the CA.
7. Provide submittals for systems to be commissioned to the engineer of record and the CA.
8. In each purchase order or subcontract written, include requirements for submittal data, O&M data, commissioning tasks and training.
9. Provide equipment sequences of operation and final calibration point to point reports to the CA.
10. Ensure that all Subs execute their commissioning responsibilities according to the contract documents and schedule.
11. Attend commissioning scope meeting and other necessary meetings scheduled by the CA to facilitate the Cx process.

12. Coordinate with subs on construction progress & equipment readiness for SRC completion.
13. Coordinate with CA on construction progress & system readiness for FT completion. Provide the CA ten (10) day advance notice so that system start-up and functional testing can begin.
14. Provide input on functional test scripts.
15. Pre-test all systems and equipment using functional test scripts prior to formal testing in presence of commissioning agent.
16. Coordinate with Subs to assist in and execute functional tests for verification by the CA.
17. Resolve system deficiencies identified during commissioning process.
18. Coordinate with Subs to execute re-testing of deficient systems and equipment.
19. Coordinate the training of owner personnel. Submit an owner training plan to the CA for review and approval.
20. Video record training sessions and provide to owner.
21. Provide trend logs from the controls system to the CA for review.
22. Prepare O&M manuals, according to the Contract Documents, including clarifying and updating the original sequences of operation to as-built conditions.
23. Responsible for certifying that the work is complete and systems are operational according to design documents.
24. Complete CALGreen closeout documentation as required.

#### **1.11 EQUIPMENT SUPPLIERS**

- A. Provide all requested submittal data, including detailed start-up procedures and specific responsibilities of the Owner to keep warranties in force.
- B. Assist in equipment testing per agreements with Subs.
- C. Include all special tools and instruments (only available from vendor, specific to a piece of equipment) required for testing equipment according to these Contract Documents in the base bid price to the Contractor, except for stand-alone data logging equipment that may be used by the CA.
- D. Provide equipment sequence of operation and testing procedures as requested by CA.
- E. Review test procedures for equipment installed (or started up) by factory representatives.

#### **1.12 SYSTEMS TO BE COMMISSIONED**

- A. The following systems will be commissioned in this project:
  1. HVAC System

### **1.13 COMMISSIONING DOCUMENTATION**

- A. Commissioning Plan: Prior to permit issuance, a commissioning plan shall be completed to document how the project will be commissioned. Provided as part of the bid documents, is binding on the Contractor. The commissioning plan provides guidance in the execution of the commissioning process. Just after the initial commissioning scoping meeting the CA will update the plan which is then considered the "final" plan, though it will continue to evolve and expand as the project progresses. The specifications will take precedence over the Commissioning Plan. The commissioning plan shall include the following:
  - 1. General project information
  - 2. Commissioning goals
  - 3. Systems to be commissioned
  - 4. Commissioning team information
  - 5. Commissioning process activities, schedules and responsibilities
- B. Commissioning Report: A final summary report by the CA will be provided to Owner. The report will focus on evaluating commissioning process issues. System Readiness Checklists, functional tests and monitoring reports will not be part of the final report. For each piece of commissioned equipment, the report should contain the disposition of the commissioning authority regarding the adequacy of the equipment, documentation and training meeting the contract documents in the following areas:
  - 1. Description of Commissioning Scope
  - 2. System Readiness Checklists and Equipment Start-Up
  - 3. Functional Performance Testing Results
  - 4. Outstanding Issues
  - 5. Recommendations

### **1.14 SUBMITTALS**

- A. The CA employs the submittals and IO&Ms to develop the SRCs and FT's. The CA shall review submittals for conformance with construction documents, OPR, & BOD. Submittals provided to the CA must have been approved by the A/E.
- B. The A/E will review & approve commissioned equipment submittals for conformance to the contract documents as it relates to the commissioning process, the functional performance of the equipment, & adequacy for developing test procedures. This review shall verify compliance with equipment specifications. The A/E will notify the CM or PM of items missing or areas that are not in conformance with contract documents and which require resubmission.
- C. A/E or GC shall provide a complete & approved submittal package to the CA.
- D. The CA may request additional design narratives from the A/E and Controls Contractor, depending on the completeness of the design intent documentation and sequences provided in the specifications.



- E. Equipment submittals to the CA do not constitute compliance for O&M manual documentation. The IO&M manuals are furnished separately by the Contractor. CA shall review them for development of the SRCs and FTs. IO&M manuals shall be provided with the approved submittals.
- F. Contractor shall provide/submit the following documents to the CA:
  - 1. Revised construction schedule including commissioning tasks.
  - 2. Equipment submittals for all commissioned equipment.
  - 3. Sequences of operation for all commissioned equipment.
  - 4. Control diagrams for all commissioned equipment.
  - 5. Final testing and balancing report.
  - 6. Energy code compliance forms – if applicable.
  - 7. Completed SRCs.
  - 8. Manufacturer IO&Ms for commissioned equipment.
  - 9. Training plan for commissioned systems.
  - 10. As-built control sequences and construction drawings.

## **PART 2 – PRODUCTS**

### **2.1 TEST EQUIPMENT**

- A. See Schedules on Drawings for equipment data. Furnish and install all equipment in All standard testing equipment required to perform startup and initial checkout and required functional performance testing shall be provided by the Division contractor for the equipment being tested. E.G. the MC of Division 23 shall ultimately be responsible for all standard testing equipment for the HVAC system and controls system in Division 23, except for equipment specific to and used by TAB in their commissioning responsibilities.
- B. Special Tools: Special equipment, tools and instruments (only available from vendor, specific to a piece of equipment) required for testing equipment, according to these Contract Documents shall be included in the base bid price to the Contractor and left on site. Stand-alone data logging equipment used by the CA shall not be subject to this requirement.

## **PART 3 – EXECUTION**

### **3.1 COMMISSIONING PROCESS**

- A. The following narrative provides a brief overview of the typical commissioning tasks during design and construction and the general order in which they occur:
  - 11. CA develops draft commissioning plan for review by the design team. After the scope meeting, the CA will update the Cx Plan and provide the final plan to the commissioning team.
  - 12. Equipment documentation is submitted to the CA after submittal approval by the A/E.
  - 13. The CA develops the System Readiness Checklists and provides these to the TC to be completed during the startup process.

14. In general, the checkout and performance verification proceeds from simple to complex; from component level to equipment to systems and intersystem levels with the SRCs being completed before FT's.
15. SRCs will be developed and issued after receipt of A/E approved submittals and IO&Ms by the CA.
16. Commissioning during construction begins with a scope meeting conducted by the CA where the commissioning process is reviewed with the commissioning team members.
17. TC shall deliver one set of blank SRCs to Subs. TC shall collect all completed SRCs and deliver package to CA.
18. The Subs, under their own direction, execute the system start-ups and their completion on the SRCs. The completed SRCs are returned to the TC to be returned to the CA for review.
19. The CA develops specific equipment and system FT procedures.
20. The FT procedures are executed by the Subs under the direction of the CA and documented by the CA.
21. Items of non-compliance in material, installation or setup are corrected at the Sub's expense (including the CA's time and expenses) and the system is retested. The General Contractor is responsible for collecting cost and expenses for retesting.
22. GC shall bear all costs should the CA receive any incomplete SRCs and the CA is required to complete the SRCs to support the construction schedule.
23. The CA provides functional test forms to the GC for review. Close coordination is especially required between the CA and the CC to ensure successful development of the functional tests.
24. CA witnesses all functional tests executed by the subs under the direction of the CA.
25. Any required re-tests are conducted as determined by the CA. Any associated costs with re-tests, including the CA's time and expenses will be charged back to the GC and may be collected from the subs.
26. Training plans are developed and provided to the Owners representative for review.
27. Often the functional tests include trend data analysis that is often completed after occupancy.
28. Training is conducted by the Subs and verified by the CA.
29. Functional tests and training is finished before Substantial Completion.
30. Final commissioning report is written.

### **3.2 SYSTEM READINESS CHECKLIST**

- A. Procedure: The following procedures apply to all equipment to be commissioned as listed in the Commissioning Plan. Mechanical, plumbing, & electrical commissioning specification sections describe subcontractor responsibilities.
- B. General: The SRC for a given system must be successfully completed prior to formal functional performance testing of equipment or subsystems of the given system. The SRC is developed as follows:
  1. A/E approved submittals are provided to CA by A/E or GC.

2. IO&M manuals provided to CA by GC.
  3. CA develops SRCs from IO&Ms and submittal information.
- C. Execution of the SRC
1. CA provides SRC to TC.
  2. Installing contractor obtains documentation from TC and any specific manufacturer start-up, including checklists from the O&M.
  3. TC coordinates execution of the equipment start-up among Subs per construction schedule.
  4. Subs complete start-up and complete SRCs.
  5. Only individuals that have direct knowledge and witnessed the start-up shall sign and complete the SRC.
  6. All completed SRCs are returned to TC to be provided to the CA for review and approval.
- D. Deficiencies, Non-Conformance and Approval in Checklists and Startup
1. The Subs shall clearly list any outstanding items of the initial start-up on the SRC.
  2. The SRC and any outstanding deficiencies are provided to the CA within one week of test completion.
  3. The CA reviews the SRC & shall work with the Subs & vendors to correct and retest deficiencies or uncompleted items at contractor's expense (including CA's time). The installing Subs or vendors shall correct all areas that are deficient or incomplete in the checklists and tests in a timely manner. Subs shall notify the CA as items have been corrected. Start-up report shall be updated as deficiencies are resolved.
  4. Items left incomplete, which later cause deficiencies or delays during functional testing may result in additional costs due to either CA interventions or construction delay liquidated damages to the responsible party. Any SRCs that required CA to complete will result in additional charges to the GC that may be collected from installing sub.

### **3.3 FUNCTIONAL PERFORMANCE TESTING**

- A. This sub-section applies to all commissioning functional testing for all divisions.
- B. Equipment: The general list of equipment to be commissioned is found in the Commissioning Plan.
- C. See Mechanical, plumbing, & electrical commissioning specification sections for Subs responsibilities.
- D. Objectives and Scope.
1. The objective of FT's is to demonstrate that each system is operating according to the documented design intent and contract documents. FT's facilitate bringing the systems from a state of substantial completion to full dynamic operation. Additionally, during the testing process, areas of deficient performance are identified and corrected, improving the operation and functioning of the systems.

2. In general, each system should be operated through all modes of operation (seasonal, occupied, unoccupied, warm-up, cool-down, part- and full-load) where there is a specified system response. Verifying each sequence in the sequences of operation is required. Proper responses to such modes and conditions as power failure, freeze condition, low oil pressure, no flow, equipment failure, etc. shall also be tested.

E. Development of Test Procedures.

1. Before test procedures are written, the CA shall obtain all requested documentation and a current list of change orders affecting equipment or systems, including an updated points list, control sequences and parameters. Each Sub or vendor responsible to execute a test, shall provide assistance to the CA in developing the procedures (answering questions about equipment, operation, sequences, etc.). Prior to execution, the CA shall provide a copy of the test procedures to the Sub(s) who shall review the tests for feasibility, safety, equipment and warranty protection. The CA may submit the tests to the A/E for review, if requested.

F. Test Methods.

1. FT's and verification may be achieved by manual testing (persons manipulate the equipment and observe performance) or by monitoring the performance and analyzing the results using the control system's trend log capabilities or by stand-alone data loggers.
2. Simulated Conditions. Simulating conditions (not by an overwritten value) shall be allowed, though timing the testing to experience actual conditions is encouraged whenever practical.
3. Overwritten Values. Overwriting sensor values to simulate a condition, such as overwriting the outside air temperature reading in a control system to be something other than it really is, shall be allowed, but shall be used with caution and avoided when possible. Such testing methods often can only test a part of a system, as the interactions and responses of other systems will be erroneous or not applicable. Simulating a condition is preferable. e.g., for the above case, by heating the outside air sensor with a hair blower rather than overwriting the value or by altering the appropriate setpoint to see the desired response. Before simulating conditions or overwriting values, sensors, transducers and devices shall have been calibrated.
4. Simulated Signals. Using a signal generator which creates a simulated signal to test and calibrate transducers and DDC constants is generally recommended over using the sensor to act as the signal generator via simulated conditions or overwritten values.
5. Altering Setpoints. Rather than overwriting sensor values, and when simulating conditions is difficult, altering setpoints to test a sequence is acceptable. For example, to see the AC compressor lockout work at an outside air temperature below 55F, when the outside air temperature is above 55F, temporarily change the lockout setpoint to be 2F above the current outside air temperature.
6. Indirect Indicators. Relying on indirect indicators for responses or performance shall be allowed only after visually and directly verifying and documenting, over the range of the tested parameters, that the indirect readings through the control system represent actual conditions and responses. Much of this verification is completed during completion of the start-up plan.

7. Setup. Each function and test shall be performed under conditions that simulate actual conditions as close as is practically possible. The Sub executing the test shall provide all necessary materials, system modifications, etc. to produce the necessary flows, pressures, temperatures, etc. necessary to execute the test according to the specified conditions. At completion of the test, the Sub shall return all affected building equipment and systems, due to these temporary modifications, to their pre-test condition.
8. Sampling. Multiple identical pieces of non-life-safety or otherwise non-critical equipment may be functionally tested using a sampling strategy. No sampling by Subs is allowed for SRCs or FT's. Should frequent failures during testing require more troubleshooting than verification, the CA shall stop the testing and require the responsible Sub to perform and document a checkout of the remaining units.

G. Coordination and Scheduling

1. The Subs through the TC shall provide sufficient notice to the CA of their completion schedule for the SRCs and startup of all equipment and systems. The CA shall schedule functional tests through the CM, GC and affected Subs. The CA shall direct, witness and document the FT's of all equipment and systems. The Subs shall execute the tests.
2. In general, functional testing is conducted after completion of the start-up plan. The control system is sufficiently tested and approved by the CA before it is used for TAB or to verify performance of other components or systems. The air balancing and water balancing is completed and debugged before functional testing of air-related or water-related equipment or systems. Testing proceeds from components to subsystems to systems. When the proper performance of all interacting individual systems has been achieved, the interface or coordinated responses between systems is checked.

H. Deficiencies, Non-Conformance, and Approval in Checklists and Startup:

1. The Subcontractors shall clearly list any items of the start-up and functional procedures not successfully completed at the bottom of the form or on an attached sheet. The procedures form and any outstanding deficiencies are provided to the CA within two days of test completion.
2. The CA reviews and verifies all functional checklists and start-up reports and recommends approval to the PM. The CA assists the Subcontractors and vendors to correct and retest deficiencies or uncompleted items, involving other members of the commissioning team as necessary.

### 3.4 DEFICIENCY RESOLUTION

A. Documentation

1. The CA shall witness and document the results of all FT's using the specific procedural forms developed for that purpose. Prior to testing, these forms are provided to the GC for review and approval and to the Subs for review.

B. Non-Conformance.

1. The CA shall record the results of the FT on the procedure or test form. All deficiencies shall be noted and reported to the GC and CM on a standard non-compliance form.

2. Corrections of minor deficiencies identified may be made during the tests at the discretion of the CA. In such cases the deficiency and resolution will be documented on the procedure form.
3. Every effort will be made to expedite the testing process and minimize unnecessary delays, while not compromising the integrity of the procedures. The CA does not have the authority to overlook deficient work or loosen acceptance criteria to satisfy scheduling or cost issues.
4. If commissioning for equipment or systems is delayed by Owner occupancy requirements or other unforeseen conditions, the CA will coordinate completion with Owner's schedule. This may involve testing conducted outside of normal occupancy hours. Contractor assistance will still be required to conduct functional testing outside of normal occupancy hours without any additional cost to the owner.
5. If a deficiency is identified, the CA shall discuss the issue with the executing contractor.
  - a. When there is no dispute on the deficiency and the Sub accepts responsibility to correct it:
    - 1) The CA documents the deficiency, records the Sub's response, and proceeds with remaining FT's. The Sub corrects the deficiency and certifies that the equipment is ready to be retested and coordinates retesting with the GC and CA.
    - 2) The CA reschedules the test and the test is repeated.
  - b. If there is a dispute about a deficiency, regarding whether it is a deficiency or who is responsible:
    - 1) The deficiency shall be documented with the Sub's response and a copy given to the GC and to the Sub representative assumed to be responsible.
    - 2) Resolutions are made at the lowest management level possible. Other parties are brought into the discussions as needed. Final interpretive authority is with the A/E. Final acceptance authority is with the Project Manager.
    - 3) Once the interpretation and resolution have been decided, the appropriate party corrects the deficiency and certifies the equipment is ready for retesting. The CA reschedules the test and the test is repeated until satisfactory performance is achieved.
6. Cost of Retesting
  - a. The cost for the Sub to retest a functional test, if they are responsible for the deficiency, shall be borne by the Sub. If the Sub is not responsible, any cost recovery for retesting costs shall be negotiated with the GC.
  - b. The time for the CA and CM to direct any retesting required because a specific SRC, reported to have been successfully completed, but determined during functional testing to be faulty, will be backcharged to the GC, who may choose to recover costs from the party responsible for executing the faulty SRC.
7. The Contractor shall respond in writing to the CA and CM at least as often as commissioning meetings are being scheduled concerning the status of each apparent outstanding discrepancy identified during commissioning. Discussion shall cover explanations of any disagreements and proposals for their resolution.
8. The CA retains the original non-conformance forms until the end of the project.

C. Failure Due to Manufacturer Defect

1. If 10% of identical pieces (size alone does not constitute a difference) of equipment fail to perform to the contract documents (mechanically or substantively) due to manufacturing defect, not allowing it to meet its submitted performance spec, all identical units may be considered unacceptable by the CM or PM. In such case, the Contractor shall provide the Owner with the following:
  - a. Within one week of notification from the CM or PM, the Contractor or manufacturer's representative shall examine all other identical units making a record of the findings. The findings shall be provided to the CM or PM within two weeks of the original notice.
  - b. Within two weeks of the original notification, the Contractor or manufacturer shall provide a signed and dated, written explanation of the problem, cause of failures, etc. and all proposed solutions which shall include full equipment submittals. The proposed solutions shall not significantly exceed the specification requirements of the original installation.
  - c. The CM or PM will determine whether a replacement of all identical units or a repair is acceptable.
  - d. One example of the proposed repair solution will be installed by the Contractor and the CM will be allowed to test the installations for up to one week, upon which the CM or PM will decide whether to accept the solution.
  - e. Upon acceptance, the Contractor and/or manufacturer shall replace or repair all identical items, at their expense and extend the warranty accordingly, if the original equipment warranty had begun. The replacement/repair work shall proceed with reasonable speed beginning within one week from when parts can be obtained.

D. Approval

1. The CA notes each satisfactorily demonstrated function on the test form. The CA recommends acceptance of each test to the Owner. The Owner gives final approval for acceptance.

### 3.5 OPERATIONS AND MAINTENANCE DOCUMENTATION

- A. The contractor will provide the owner with complete operations and maintenance information. Contractor to provide at a minimum:
1. Basic operation (i.e. narratives of basic equipment operation, interfaces, interlocks, and interaction with other equipment & systems, initial maintenance provided by the contractor).
  2. General site operating schedules (i.e. instructions for changes in major system operating schedules, instructions for changes in major system holiday and weekend schedules).
  3. Basic troubleshooting (i.e. cite recommended troubleshooting procedures specific to major systems and equipment, manual operation procedures, standby/backup/bypass operation procedures, major system power fail resets and restarts, trend log listing).
  4. Recommended maintenance events log (i.e. HVAC air filter replacement schedule and log, building control system sensor calibration schedule and log).

- B. Electronic O&M manuals shall be provided for all commissioned systems. Electronic O&M manuals shall consist of all hard-copy O&M manual data in searchable pdf files in a logical folder structure with descriptive file names which make it clear what the manual includes. In all cases, this requires renaming the files from any O&M's cryptic numeric file names.
- C. Where electronic data from the manufacturer contains data about other models and features not included in this project, the contractor shall mark the applicable model and features for the equipment in this job in the pdf, so the operations staff can readily identify what equipment model and features in the electronic O&M apply to this building.

### **3.6 TRAINING OF OWNER PERSONNEL**

- A. Coordination: The GC shall be responsible for training coordination and scheduling and ultimately for ensuring that training is completed.
- B. A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report.
- C. In addition to these general requirements, the specific training requirements of Owner personnel by Subs and vendors is specified in Division 23. Each Sub and vendor responsible for training will submit a written training plan to the CA for review and approval prior to training. The plan will cover the following elements:
  - 1. System/equipment overview
  - 2. Intended audience
  - 3. Location of training
  - 4. Objectives
  - 5. Subject covered
  - 6. Duration of training on each subject
  - 7. Instructor for each subject
  - 8. Instructor qualifications
  - 9. Methods (lecture, video, site walk-through, written handouts, etc)
  - 10. Review and demonstration of servicing/preventative maintenance
  - 11. Review of record drawings on the system/equipment
- D. For the primary HVAC equipment, the controls contractor shall provide a short discussion of the control of the equipment during the mechanical or electrical training conducted by others.
- E. Training shall cover a review of the written O&M instructions emphasizing safe and proper operating requirements, preventative maintenance, special tools needed and spare parts inventory suggestions. The training shall include start-up, operation in all modes possible, shut-down, seasonal changeover, as applicable, and any emergency procedures.
- F. The trainings will be tailored to the needs and skill-level of the trainees and be oriented to the specific system installed in this project.



**3.7 DEFERRED TESTING**

- A. Unforeseen Deferred Tests: If any check or test cannot be completed due to the building structure, required occupancy condition or other deficiency, execution of checklists and functional testing may be delayed upon approval of the PM. These tests will be conducted in the same manner as the seasonal tests as soon as possible. Services of necessary parties will be negotiated.
- B. Additional, missing or incomplete functional testing will be done by CA and will back charge to the responsible party. GC is responsible for collecting these charges and expenses from subcontractors.

**3.8 FINAL REPORT**

- A. The final commissioning report shall include an executive summary, list of participants and roles, brief building description, overview of commissioning and testing scope and a general description of testing and verification methods. Outstanding non-compliance items shall be specifically listed.

**END OF SECTION**

## SECTION 06 10 50 - MISCELLANEOUS CARPENTRY

### 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.

#### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Plywood replacement as required.
  - 2. Miscellaneous carpentry as required.
  - 3. Fascia board removal and replacement as required.

#### 1.3 DEFINITIONS

- A. Lumber grading agencies, and the abbreviations used to reference them, include the following:
  - 1. WCLIB - West Coast Lumber Inspection Bureau.
  - 2. WWPA - Western Wood Products Association.

#### 1.4 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, net amount of preservative retained, and chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.
- B. Research/Evaluation Reports: For the following, showing compliance with building code in effect for Project:
  - 1. Preservative-treated wood.

## 1.5 QUALITY ASSURANCE

- A. Forest Certification: For the following wood products, provide materials produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC 1.2, "Principles and Criteria":
  - 1. Miscellaneous lumber.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Stack lumber, plywood, and other panels; place spacers between each bundle to provide air circulation. 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 lumber grading agencies certified by the American Lumber Standards Committee Board of Review.
  - 1. Factory mark each piece of lumber with grade stamp of grading agency.
  - 2. Provide dry lumber with 19 percent maximum moisture content.

### 2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: **AWPA C2 lumber**, except that lumber that is not in contact with the ground and is continuously protected from liquid water may be treated according to AWPA C31 with inorganic boron (SBX).
  - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and **one of** the following:
    - a. Chromated copper arsenate (CCA).
- B. Kiln-dry material after treatment to a maximum moisture content of **19 percent for lumber**. Do not use material that is warped or does not comply with requirements for untreated material.
- C. Application: Treat items to include the following:
  - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.

### 2.3 DIMENSION LUMBER

- A. General: Provide dimension lumber of grades indicated according to the American Lumber Standards Committee National Grading Rule provisions of the grading agency indicated.

1. Pressure treated Douglas Fir (north); NLGA, WCLIB, or WWP.
2. Plywood: ½ inch APA CDX plywood, exterior grade, 5 ply plywood, or to match existing in thickness.

## 2.4 MISCELLANEOUS LUMBER

- A. General: Provide lumber for support or attachment of other construction, including the following:
  1. Blocking. Blocking size and spacing shall meet current building code requirements for conduits and gas lines. Spacing of block shall be per current Uniform building code requirements.
  2. Nailers. Nailer size to accommodate location Minimum size to be: 2" x 4"
- B. For items of dimension lumber size, provide **Construction** grade lumber with **19** percent maximum moisture content and one **of** the following species:
  1. Pressure treated Douglas Fir(north); NLGA, WCLIB, or WWP.

## 2.5 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
  1. Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners **with hot-dip zinc coating complying with ASTM A 153/A**
- B. Wood Screws: ASME B18.6.1.
- C. Screws for Fastening to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.
- D. Bolts: Steel bolts complying with ASTM A -307 hex nuts and, where indicated, flat washers.
- E. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
  1. Material: Stainless steel with bolts and nuts complying with ASTM F 593

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Discard units of material with defects that impair quality of carpentry and that are too small to use with minimum number of joints or optimum joint arrangement.
- B. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
- C. Apply field treatment complying with AWPAC M4 to cut surfaces of preservative-treated lumber and plywood.
- D. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.
- E. Countersink fastener heads on exposed carpentry work and fill holes with wood filler.
- F. Use fasteners of appropriate type and length. Pre-drill members when necessary to avoid splitting wood.

### 3.2 WOOD BLOCKING, AND NEW PLYWOOD INSTALLATION

- A. Install where indicated and where required for attaching other work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated.
- C. Furnish and install new wood blocking at plywood replacement areas as required. Spacing shall meet current uniform building code.
- D. Furnish new plywood to match existing in thickness and utility. Furnish and install new plywood to replace damaged decking. Secure new plywood to substrate per current U.B.C.
- E. Furnish and install 2x wood nailers in specific locations as required to be installed.
- F. Fascia Board: Remove and replace Fascia board as directed by Architect.
- G. Furnish and install [n] plywood on deck and walls where drains are replaced.

END OF SECTION 06105

## SECTION 07 19 00 – ELASTOMERIC COATING – PARAPET WALL 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 Elastomeric coatings for the following vertical parapet wall surfaces:
  - 1. Portland cement plaster (stucco).
  - 2. Concrete, concrete block, masonry block.
- B. Related Sections include the following:
  - 1. Division 7 Section "Modified Bitumen Roofing"

#### 1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
  - 1. Include manufacturer's printed statement of VOC content.
  - 2. Include manufacturer's standard colors.
- B. Samples: For each type and color of coating and substrate indicated, 12 by 12 inches (300 by 300 mm) in size, with specified water-repellent treatment applied to half of each Sample.
- C. Manufacturer Certificates: Signed by manufacturers certifying that coatings comply with requirements.
- D. Qualification Data: For Installer.
- E. Warranty: Special warranty specified in this Section.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer.
- B. Test Application: Apply a finish sample for each type of coating and substrate required. Duplicate finish of approved sample.
  - 1. Locate each test application as directed by Architect/Owner.

2. Final approval by Architect of color and coating application will be from test applications.
- C. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

## 1.5 PROJECT CONDITIONS

- A. Limitations: Proceed with application only when the following existing and forecasted weather and substrate conditions permit water repellents to be applied according to manufacturers' written instructions and warranty requirements:
  1. Ambient temperature is above 40 deg F (4.4 deg C).
  2. Rain is not predicted within 24 hours.
  3. Application proceeds more than 24 hours after surfaces have been wet.
  4. Substrate is not frozen, or surface temperature is above 40 deg F (4.4 deg C).
  5. Windy conditions do not exist that may cause water repellent to be blown onto vegetation or surfaces not intended to be treated.

## 1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer and Applicator agree(s) to repair or replace materials that fail to maintain water repellency specified in Part 1 "Performance Requirements" Article within specified warranty period.
  1. Warranty Period: Two years from date of Substantial Completion.
  2. Roofing systems manufacture to include all wall areas addressed in "umbrella" warranty.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the products listed in other Part 2 articles.
- B. Basis of design: Tremco Inc,

### 2.2 ELASTOMERIC COATING SYSTEM

- A. Acrylic, Film-Forming Water Repellent: Pigmented, Fibrated, breathing coating of acrylic polymer emulsion; with the following characteristics.
  1. Elastomeric Coating: Tremco Inc.; Solarguard - HyBuild
    - a. Solids by weight, 70%, ASTM 2369-93



- b. Elongation, 88%, ASTM 2370-92
  - c. Moisture Vapor Transmission, 5.5 perms, ASTM E 96-95
  - d. VOC, 41g/L, ASTM D3960-89
- 2. Colors: As selected by Architect from manufacturer's full range.
- B. Latex primer, manufacturer's standard primer for Acrylic Coating material.
  - 1. Elastomeric prime Solarguard masonry primer
    - a. Weight per gallon, 12.1 lb/gal ASTM 1475
    - b. Solids by weight, 59% ASTM 1644

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A. Protect adjoining work, including sealant bond surfaces, from spillage or blow-over of coating. Cover adjoining and nearby surfaces of aluminum and glass if there is the possibility of coating being deposited on surfaces. Cover live plants and grass.
- B. Coordination with Sealants: Do not apply coating until sealants for joints adjacent to surfaces receiving coating treatment have been installed and cured.
  - 1. Coating work may precede sealant application only if sealant adhesion and compatibility have been tested and verified using substrate, coating, and sealant materials identical to those used in the work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.
- D. Cracks in walls: All cracks larger than hairline should be considered, "moving" cracks and need to be cleaned and caulked.

#### 3.2 APPLICATION

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect the substrate before application of coating and to instruct Applicator on the product and application method to be used. Primer coat: Apply primer coat of fibrated elastomeric coating over entire surface to be addressed at the rate of 200 square feet per gallon.
- B. Apply a heavy-saturation spray coating of on surfaces indicated for treatment using low-pressure spray equipment. Comply with manufacturer's written instructions for using airless spraying procedure, unless otherwise indicated. Each coating application shall consist of one [1] gallon per 100 square feet applied in a continuous and uniform application.

Fairlands ES Roofing and HVAC Replacement  
Fairlands Elementary School  
Pleasanton Unified School District  
SFA Project No. 21071

- C. Apply a second saturation spray coating, repeating first application, at same rate. Comply with manufacturer's written instructions for limitations on drying time between coats and after rainstorm wetting of surfaces between coats. Consult manufacturer's technical representative if written instructions are not applicable to Project conditions.

### 3.3 CLEANING

- A. Immediately clean coating from adjoining surfaces and surfaces soiled or damaged by water-repellent application as work progresses. Repair damage caused by coating application. Comply with manufacturer's written cleaning instructions.

END OF SECTION 07 19 00

**SECTION 07 41 13 - STANDING SEAM METAL ROOF PANELS**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Shop Drawings and installation details.

1.2 SUMMARY

- A. Section Includes:
  - 1. Architectural standing-seam metal roof panels.
  - 2. Metal roof accessories.

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 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
  - 1. Meet with Owner, metal roof panel Installer, metal roof panel manufacturer's representative,
  - 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 substrate conditions for compliance with requirements, including flatness and attachment to structural members.
  - 5. Review structural loading limitations of substrate 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.

#### 1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of 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 specific to project, signed and sealed by the qualified professional engineer responsible for their preparation. Distinguish between factory- and field-assembled work.
- C. Accessory Details: Include details of the following items:
  1. Flashing and trim.
  2. Pipe penetration flashings.
  3. Saddles.
  4. Downspouts.
- D. 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.
- E. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below:
  1. Metal Roof Panels: 12 inches long by actual panel width. Include fasteners, clips, closures, and other metal roof panel accessories.
  2. Trim and Closures: 12 inches long. Include fasteners and other exposed accessories.
  3. Accessories: 12-inch long Samples for each type of accessory.

#### 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer, Installer, and manufacturer's technical representative.

1. Submit Installer qualifications in the form of an original letter on manufacturer's letterhead signed by authorized manufacturer representative.

B. Sample Warranties: For special warranties.

#### 1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For metal roof panels to include in maintenance manuals.

#### 1.8 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A manufacturer of plant-fabricated metal roof panel systems listed in this Section and meeting performance requirements, with a minimum of five years experience providing metal roof panel systems for projects of similar type and scope, offering engineering, warranty, technical inspection, and maintenance inspection services specified.

- B. Installer Qualifications: An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years experience installing similar work, able to communicate verbally with Contractor, Architect, and employees, and qualified by the manufacturer to furnish warranty of type specified.

1. Manufacturer's On-Site Roll Former Operators: Experienced full-time employees of metal roof panel manufacturer.

- C. UL-Certified, Portable Roll-Forming Equipment: UL-certified, portable roll-forming equipment capable of producing metal panels warranted by manufacturer to be the same as factory-formed products. Maintain UL certification of portable roll-forming equipment for duration of work.

- D. Source Limitations: Obtain metal roof panels and accessories and related engineered structural support members from a single source supplied or approved by metal roof panel manufacturer.

#### 1.9 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.

E. Protect foam-plastic insulation as follows:

1. Do not expose to sunlight, except to extent necessary for period of installation and concealment.
2. Protect against ignition at all times. Do not deliver foam-plastic insulation materials to Project site before installation time.
3. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

1.10 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.

1.11 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 substrate, parapets, walls, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.12 WARRANTY

- A. Warranty, General: Warranties specified 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. Roof System Warranty, General: Warranties specified in this Section include the following components and systems specified in other sections supplied by the metal roof panel manufacturer:
  1. Manufactured copings, roof edge, counterflashings, and reglets.
  2. Roof curbs, hatches, and penetration flashings.
  3. Roof expansion joint assemblies.
  4. Low slope-roofing system.

5. Metal wall and soffit panels and trim.
  6. Penetration flashings.
  7. Wall expansion joint assemblies.
- C. Special Warranty for Metal Roof Panels: Written warranty in which Manufacturer agrees to repair or replace metal roof panels 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: 5 years from date of Substantial Completion.
- D. Special System Weathertightness Warranty for Metal Roof Panels: Written warranty in which Manufacturer agrees to repair or replace metal roof panel assemblies that fail to remain weathertight, including leaks, within specified warranty period.
1. Warranty Period: 30 years from date of Substantial Completion.
  2. Limit of Warranty Coverage: Not to exceed original installed cost of metal roof panel assembly including labor and materials.
  3. Qualified Installer Requirement: Installer must meet requirements in Quality Assurance Article.
  4. Installation Inspection Requirement: By manufacturer's technical representative in accordance with requirements of Part 3 Field Quality Control Article.
  5. Annual Manufacturer Inspection Requirement: By qualified manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's annual inspections is included in the Contract Sum. Inspections to occur in Years 2, 5, 10, 15, 20 and 25 following Substantial Completion.
  6. One Manufacturer will provide 30-Year Warranty for both the Standing Seam Metal roof system and Single Ply roof systems specified.
- E. Special Warranty on Panel Finishes: Written warranty in which Manufacturer agrees to repair finish or replace metal roof panels that show evidence of deterioration of factory-applied finishes under normal atmospheric conditions 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 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco, Inc., Beachwood, OH, [www.tremcoroofing.com](http://www.tremcoroofing.com) that are named in other Part 2 articles. Provide specified products or Architect Approved Equal.

### 2.2 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.
  - 1. Wind Loads: As indicated on Drawings.
  - 2. Other Design Loads: As indicated on Drawings.
- B. Wind-Uplift Resistance: Provide metal roof panel assemblies that comply with UL 580 for wind-uplift-resistance class indicated.
  - 1. Uplift Rating: UL 90.
- C. Hail Resistance: Provide metal roof panel assemblies listed with UL as Class 4 hail resistant panels.
- D. Hydrostatic-Head Resistance: No water penetration when tested according to ASTM E 2140.

### 2.3 ARCHITECTURAL 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. Steel Panel Systems: Unless more stringent requirements are indicated, comply with ASTM E 1514.
- B. Vertical-Rib, Seamed-Joint, Standing-Seam Metal Roof Panels: Factory-formed with vertical ribs at panel edges and flat pan 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 mechanically seaming panels together.



1. Basis-of-Design Product: Tremco, Inc., TremLock T-238.
  - a. Thickness: 24 ga. nominal thickness.
  - b. Surface: as shown in roof plans.
  - c. Color: As selected by Owner from manufacturer's standard colors meeting energy performance requirements.
2. Clips: Low-movement floating clips to accommodate thermal movement; fixed clips where design permits; intermittent or continuous clips as required to meet performance requirements; and with clip bearing plate where required.
  - a. Material: 0.064-inch nominal thickness, zinc-coated (galvanized) or aluminum-zinc alloy-coated steel sheet.
3. Joint Type: Field mechanically seamed.
4. Seam Cap: Match panel material and finish; provide with two rows of integral factory hot-applied sealant.
5. Panel Seam Height: Not less than 2-3/8 inch.
6. Panel Coverage: 16 inches.

## 2.4 METAL ROOF ACCESSORIES

- A. Metal Roof Accessories, General: 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. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
- B. Panel Sealants: Provide one of the following identical to that used in test panels meeting performance requirements:
  1. Sealant Tape: Pressure-sensitive, 99 percent solids, gray polyisobutylene or butyl rubber compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1 inch wide and 1/8 inch thick, with nylon spacer beads to prevent overcompression of the sealant tape.
  2. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311, with nylon spacer beads to prevent overcompression of the sealant tape.
- C. Flashing and Trim: Formed from same material as roof panels, prepainted with coil coating, minimum 0.028 inch 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.

- D. Pipe Penetration Flashings: Flexible boot type, with stainless steel compression ring, and stainless steel pipe strap. Use silicone-type boot at hot pipes.
- E. Gutters: Formed from same material roof panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 96-inch-long sections, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced a maximum of 36 inches o.c., fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match metal roof panels.
- F. Pipe Penetration Flashing: Premolded EPDM pipe collar with flexible aluminum ring bonded to base and stainless steel pipe clamp to secure collar to pipe.
- G. Roof Curbs: Fabricated from aluminum sheet, minimum 0.080 inch thick; with bottom of skirt profiled to match roof panel profiles, and welded top box, integral internal fastener flange, and water diverter. Fabricate curb subframing of minimum 0.0598-inch thick, angle-, C-, or Z-shaped galvanized 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 thick, rigid insulation.

## 2.5 UNDERLAYMENT MATERIALS

- A. Self-Adhering, High-Temperature Sheet: 30 to 40 mils 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; ASTM D 1970.
  - 2. Low-Temperature Flexibility: Passes after testing at minus 20 deg F; ASTM D 1970.
- B. Slip Sheet: Manufacturer's recommended slip sheet, of type required for application.

## 2.6 MISCELLANEOUS METAL FRAMING

- A. Miscellaneous Metal Framing, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653/A 653M, G60 hot-dip galvanized or coating with equivalent corrosion resistance unless otherwise indicated.
- B. Zee Clips: 0.079-inch nominal thickness.
- C. Base or Sill Channels: 0.079-inch nominal thickness.

D. Hat-Shaped, Rigid Furring Channels:

1. Nominal Thickness: As required to meet performance requirements, but not less than 0.025 inch.
2. Depth: As indicated.

E. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates.

2.7 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.

2.8 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. On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.
- C. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- D. 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.
- E. 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. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.

3. 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.

## 2.9 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.
  1. Examine solid roof substrate to verify that substrate joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacturer.
  2. 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.
  3. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
  4. 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.

### 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 wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches staggered 24 inches

between courses. Overlap side edges not less than 3-1/2 inches. Extend underlayment into gutter trough. Roll laps with roller. Cover underlayment within 14 days.

1. Apply over entire roof surface.

- B. Apply slip sheet over underlayment before installing metal roof panels.

### 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. Thermal Movement. Rigidly fasten metal roof panels to structure at one and only one location for each panel. Allow remainder of panel to move freely for thermal expansion and contraction. Predrill panels for fasteners.

1. Point of Fixity: Fasten each panel along a single line of fixing located as shown on drawings.
2. Avoid attaching accessories through roof panels in a manner that will inhibit thermal movement.

- C. Install metal roof panels as follows:

1. Commence metal roof panel in presence of factory-authorized representative.
2. Field cutting of metal panels by torch or abrasive saw is not permitted.
3. Install panels perpendicular to supporting purlins.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Provide metal closures at rake edges, rake walls, and each side of ridge and hip caps.
6. Flash and seal metal roof panels with weather closures at eaves, rakes, and perimeter of all openings.
7. Install ridge and hip caps as metal roof panel work proceeds.
8. Install metal flashing to allow moisture to run over and off metal roof panels.

- D. Fasteners:

1. Steel Roof Panels: Use stainless-steel fasteners for surfaces exposed to the exterior and galvanized-steel fasteners for surfaces exposed to the interior.

- E. 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.

- F. 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. Use slip sheet where roof panels will contact wood, ferrous metal, or cementitious construction.
- G. 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.
  - 2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

### 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. Erection Tolerances: Shim and align metal roof panel units within installed tolerance of 1/4 inch in 20 feet on slope and location lines as indicated and within 1/8-inch offset of splices and alignment of matching profiles.
  - 4. Seamed Joint: Crimp standing seams with manufacturer-approved, motorized seamer tool so clip, metal roof panel, and factory-applied sealant are completely engaged.
  - 5. Watertight Installation:
    - a. Apply a continuous ribbon of sealant or tape to seal joints of metal panels, using sealant or tape as recommend in writing by manufacturer as needed to make panels watertight.
    - b. Provide sealant or tape between panels and protruding equipment, vents, and accessories.

### 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 and manufacturer's written installation instructions. 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. Form trim and transition joints using compressed joints with captive butyl sealant capable of resisting static water pressure. Cleated joints and exposed joint sealants do not meet this requirement.
  - 2. 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.
  - 3. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches 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 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 FIELD QUALITY CONTROL

- A. Manufacturer's Technical Representative: Engage a qualified manufacturer's technical representative acceptable to Owner for a minimum of 3 times per week on site to perform roof examination, interim observations, and to prepare reports. Reports will include observations and progress photos.
- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion.
- C. Remove and replace applications of metal roof panels where inspections indicate that they do not comply with specified requirements.

- D. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.8 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 07 41 13



## **SECTION 07 62 00 - 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 1 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. This Section includes the following sheet metal flashing and trim:
  - 1. Edge metal and termination metal
  - 2. Gutters
  - 3. Counterflashings
  - 4. Formed low-slope roof flashing and trim.
- B. Related Sections include the following:
  - 1. Division 01 73 20 Section "Select Demolition"
  - 2. Division 6 Section "Miscellaneous Carpentry" for wood nailers, curbs, and blocking.
  - 3. Division 7 Section "Modified Bitumen Membrane" for installing sheet metal flashing and trim integral with roofing.

#### **1.3 PERFORMANCE REQUIREMENTS**

- A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing, rattling, leaking, and fastener disengagement.
- B. Fabricate and install roof edge flashing and copings capable of resisting the following forces according to recommendations in FMG Loss Prevention Data Sheet 1-49:
- C. Thermal Movements: Provide sheet metal flashing and trim that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing 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 sheet metal and trim thermal movements. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
- D. Water Infiltration: Provide sheet metal flashing and trim that do not allow water infiltration to building interior.

#### 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: Show layouts of sheet metal flashing and trim, including plans and elevations. Distinguish between shop- and field-assembled work. Include the following:
  - 1. Identify material, thickness, weight, and finish for each item and location in Project.
  - 2. Details for forming sheet metal flashing and trim, including profiles, shapes, seams, and dimensions.
  - 3. Details for fastening, joining, supporting, and anchoring sheet metal flashing and trim, including fasteners, clips, cleats, and attachments to adjoining work.
  - 4. Details of expansion-joint covers, including showing direction of expansion and contraction.
- C. Samples for Initial Selection: For each type of sheet metal flashing and trim 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. Sheet Metal Flashing: 12 inches long. Include fasteners, cleats, clips, closures, and other attachments.
  - 2. Trim: 12 inches long. Include fasteners and other exposed accessories.
  - 3. Accessories: Full-size Sample.

#### 1.5 QUALITY ASSURANCE

- A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.
  - 1. Copper Standard: Comply with CDA's "Copper in Architecture Handbook."
- B. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."
  - 1. Meet with Owner, Architect, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects sheet metal flashing and trim including installers of roofing materials, roof accessories, unit skylights, and roof-mounted equipment.
  - 2. Review methods and procedures related to sheet metal flashing and trim.
  - 3. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
  - 4. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver sheet metal flashing materials and fabrications undamaged. Protect sheet metal flashing and trim materials and fabrications during transportation and handling.
- B. Unload, store, and install sheet metal flashing materials and fabrications in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack materials on platforms or pallets, covered with suitable weathertight and ventilated covering. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage.

## 1.7 COORDINATION

- A. Coordinate installation of sheet metal flashing and trim with interfacing and adjoining construction to provide a leakproof, secure, and noncorrosive installation.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

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

### 2.2 SHEET METALS

- A. Kynar Coated Steel Sheet: Steel sheet metallic coated by the hot-dip process and prepainted by the coil-coating process to comply with ASTM A 755/A 755M.
  - 1. Galvanized Steel Sheet: ASTM A 526, twenty four [24] gauge
  - 2. Exposed Finishes: Apply the following coating:
    - a. Kynar coated metal 500 or Hylar 5000 with pre coated finish with 0.2 mil baked on primer and .08 mil baked on topcoat. For 1.0 dry mil thickness.
      - 1) Color: Selected by owner.
      - 2) Back paint concealed metal surfaces with protective
- B. Lead Sheet: ASTM B 749, Type L51121, copper-bearing lead sheet.

## 2.3 UNDERLAYMENT MATERIALS

- A. Self adhering membrane: sheet complying with ASTM D 6163 Type I grade by roof systems manufacturer. SA by roof systems manufacture.

## 2.4 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation.
- B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads.
  - 1. Nails for Copper Sheet: Copper or hardware bronze, 0.109 inch (2.8 mm) minimum and not less than 7/8 inch (22 mm) long, barbed with large head.
  - 2. Exposed Fasteners: Heads matching color of sheet metal by means of plastic caps or factory-applied coating.
  - 3. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws, gasketed, with hex washer head.
  - 4. Blind Fasteners: High-strength aluminum or stainless-steel rivets.
  - 5. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
- C. Solder for Copper: ASTM B 32, Grade Sn50, 50 percent tin and 50 percent lead.
- D. Solder for Lead-Coated Copper: ASTM B 32, Grade Sn60, 60 percent tin and 40 percent lead.
- E. Solder for Stainless Steel: ASTM B 32, Grade Sn60, with acid flux of type recommended by stainless-steel sheet manufacturer.
- F. Solder for Zinc-Tin Alloy-Coated Stainless Steel: ASTM B 32, 100 percent tin.
- G. Solder for Lead: ASTM B 32, Grade Sn50, 50 percent tin and 50 percent lead.
- H. Solder for Zinc: ASTM B 32, 60 percent lead and 40 percent tin with low antimony, as recommended by manufacturer.
- I. Burning Rod for Lead: Same composition as lead sheet.
- J. Sealing Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealing tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape.
- K. Elastomeric Sealant: ASTM C 920, elastomeric polyurethane polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

- L. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant, polyisobutylene plasticized, heavy bodied for hooked-type expansion joints with limited movement.
- M. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior nonmoving joints, including riveted joints.
- N. 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.
- O. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required for application.

## 2.5 MANUFACTURED SHEET METAL FLASHING AND TRIM

- A. Reglets: Units of type, material, and profile indicated, formed to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated[ with factory-mitered and -welded corners and junctions].
  - 1. Manufacturers:
    - a. Fry Reglet Corporation.
  - 2. Material: Galvanized steel, twenty four [24] gauge
  - 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. 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.
  - 8. Counterflashing Wind-Restraint Clips: Provide clips to be installed before counterflashing to prevent wind uplift of counterflashing lower edge.

## 2.6 FABRICATION, GENERAL

- A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Shop fabricate items where practicable. Obtain field measurements for accurate fit before shop fabrication.
- B. 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.

- C. Fabricate sheet metal flashing and trim without excessive oil canning, buckling, and tool marks and true to line and levels indicated, with exposed edges folded back to form hems.
  - 1. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
  - 2. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
- D. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA recommendations.
- E. Expansion Provisions: Where lapped or bayonet-type expansion provisions in the Work cannot be used, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with [elastomeric] [butyl] sealant concealed within joints.
- F. Conceal fasteners and expansion provisions where possible on exposed-to-view sheet metal flashing and trim, unless otherwise indicated.
- G. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
  - 1. Thickness: As recommended by SMACNA's "Architectural Sheet Metal Manual" and FMG Loss Prevention Data Sheet 1-49] for application but not less than thickness of metal being secured.

## 2.7 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Roof Edge Flashing Gravel Stop and Fascia Caps: Fabricate in minimum 96-inch- long, but not exceeding 10-foot- long, sections. Furnish with 6-inch- wide joint cover plates.
  - 1. Joint Style: Lap, 4 inches wide.
- B. Copings: Fabricate in minimum 96-inch-long, but not exceeding 10-foot-long, sections. Fabricate joint plates of same thickness as copings. Furnish with continuous cleats to support edge of external leg and [drill elongated holes for fasteners on] interior leg. Miter corners, seal, and solder or weld watertight.
  - 1. Joint Style: Butt, with 12-inch wide concealed backup plate
  - 2. Fabricate copings from the following material:
    - a. Galvanized Steel: Twenty-four [24] gauge in thickness. Kynar coated. Color chosen by Architect and PUSD
- C. Counterflashing: Fabricate from the following material:
  - 1. Galvanized Steel: Twenty-four [24] gauge thick.
- D. Flashing Receivers: Fabricate from the following material:
  - 1. Galvanized Steel: Twenty-four [24] gauge thick TPA coated metal.

## 2.8 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: 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.

## 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 work.
  - 1. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
  - 2. 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, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
  - 1. Torch cutting of sheet metal flashing and trim is not permitted.
- B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by fabricator or manufacturers of dissimilar metals.
  - 1. Coat side of lead sheet metal flashing and trim with bituminous coating where flashing and trim will contact wood, ferrous metal, or cementitious construction.
  - 2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of felt underlayment and cover with a slip sheet or install a course of polyethylene underlayment.

3. Bed flanges in thick coat of asphalt roofing cement where required for waterproof performance.
- C. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.
- D. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and elastomeric sealant.
- E. 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.
  1. Space cleats not more than 12 inches (300 mm) apart. Anchor each cleat with two fasteners. Bend tabs over fasteners.
- F. 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 or bayonet-type expansion provisions cannot be used or would not be sufficiently watertight, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with elastomeric sealant concealed within joints.
- G. Fasteners: Use fasteners of sizes that will penetrate substrate not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.
  1. Galvanized or Prepainted, Metallic-Coated Steel: Use stainless-steel fasteners.
  2. Aluminum: Use aluminum or stainless-steel fasteners.
  3. Copper Use copper or stainless-steel fasteners.
  4. Stainless Steel: Use stainless-steel fasteners.
- H. Seal joints with elastomeric sealant as required for watertight construction.
  1. Where sealant-filled joints are used, embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is moderate, between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement either way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
  2. Prepare joints and apply sealants to comply with requirements in Division 7 Section "Joint Sealants."
- I. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Pretin edges of sheets to be soldered to a width of 1-1/2 inches (38 mm) except where pretinned surface would show in finished Work.
  1. Do not solder prepainted, sheet.
  2. PretStainless-Steel Soldering: Pretin edges of uncoated sheets to be soldered using solder recommended for stainless steel and phosphoric acid flux. Promptly wash off acid flux residue from metal after soldering.



3. Copper Soldering: Tin uncoated copper surfaces at edges of sheets using solder recommended for copper work.
  4. Where surfaces to be soldered are lead coated, do not tin edges, but wire brush lead coating before soldering.
  5. Lead-Coated Copper Soldering: Wire brush edges of sheets before soldering.
  6. Do not use open-flame torches for soldering. Heat surfaces to receive solder and flow solder into joints. Fill joints completely. Completely remove flux and spatter from exposed surfaces.
- J. Aluminum Flashing: Rivet or weld joints in uncoated aluminum where necessary for strength.

### 3.3 ROOF FLASHING INSTALLATION

- A. General: Install sheet metal roof flashing and trim to comply with performance requirements[, sheet metal manufacturer's written installation instructions,] and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.
- B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.
1. Interlock bottom edge of roof edge flashing with continuous cleats anchored to substrate at 24-inch centers.
- C. Copings: Furnish and install new metal copings. Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.
1. Interlock exterior bottom edge of coping with continuous cleats anchored to substrate at 16-inch centers.
  2. Anchor interior leg of coping with screw fasteners and washers at 18-inch centers.
- D. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending a minimum of 4 inches over base flashing. Install stainless-steel draw band and tighten.
- E. 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 over base flashing. Lap counterflashing joints a minimum of 4 inches and bed with elastomeric sealant.
1. Secure in a waterproof manner by means of snap-in installation and sealant or lead wedges and sealant, interlocking folded seam or blind rivets and sealant, anchor and washer at 36-inch centers].
- F. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Install flashing as follows:
1. Furnish and install pre-fabricated 4lb lead boot or 24 gage GSM.

2. Seal with elastomeric sealant and clamp flashing to pipes penetrating roof except for lead flashing on vent piping.

G. Gutters: Furnish and install new 24 gage Kynar gutters. Color chosen by PUSD.

### 3.4 WALL FLASHING INSTALLATION

- A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to SMACNA recommendations and as indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.

### 3.5 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 sheet metal flashing and trim are installed. On completion of installation, clean finished surfaces, including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain in a clean condition during construction.
- D. 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 07 62 00

## **SECTION 22 00 00**

### **PLUMBING GENERAL REQUIREMENTS**

#### **PART 1 – GENERAL**

##### **1.1 CONDITIONS AND REQUIREMENTS**

- A. Refer to the General Conditions, Supplementary Conditions, and Division 01 General Requirements.

##### **1.2 SCOPE OF WORK**

- A. Provide all labor, apparatus, and materials that are required to provide a complete installation as indicated on the drawings and in the specifications, including that reasonably inferred for proper execution of this Division.
- B. Consult all other Sections to determine the extent of this work specified elsewhere.
- C. Coordinate all utility requirements for equipment furnished under this Division. Rough-in required systems and make final connections.

##### **1.3 REGULATIONS AND STANDARDS**

- A. Install all work to meet or exceed requirements prescribed by governmental bodies having jurisdiction and in accordance with all federal, state, and local codes and ordinances, and all OSHA requirements. These codes include, but are not limited to the latest applicable edition of the following:
  - 1. California Building Code
  - 2. California Electrical Code
  - 3. California Plumbing Code
  - 4. California Mechanical Code
  - 5. California Energy Code
  - 6. California Green Buildings Standard
  - 7. California Fire Code
  - 8. National Fire Protection Association

##### **1.4 QUALITY ASSURANCE**

- A. Comply with current governing codes, ordinance and regulations of the Authority Having Jurisdiction and the regulations and requirements of the Owner's insurance underwriter.
- B. Where requirements differ between drawings, specifications, codes and standards, apply the more stringent.
- C. Should any change in drawings or specifications be required to comply with governing regulations, notify the Architect prior to submitting bid.

- D. After contract is awarded, if minor changes or additions are required by the aforementioned authorities, even though such work is not shown on drawings or overtly covered in the specifications, they shall be included at the Contractor's expense.
- E. Execute work in strict accordance with the best practices of the trades in a thorough, substantial, skillful and well-executed manner by competent workers. Provide a competent, experienced full-time Superintendent who is authorized to make decisions on behalf of the Contractor.
- F. The Architect or Architect's Representative may conduct unannounced field reviews of any work completed or in progress. A report will be issued for all items that are found to be inconsistent with the contract documents. All items in the report shall be addressed in writing by the Contractor within two (2) weeks.

## **1.5 SAFETY**

- A. Contractors must conduct a weekly safety meeting with their employees and maintain documentation of attendance and topics of discussion. Contractor shall comply with all OSHA regulations. Contractor is required to obtain and pay for insurance required to cover all activities withing Contractor's scope of work.

## **1.6 PERMITS, FEES, AND UTILITIES**

- A. Secure and pay for all permits, licenses, inspections, and fees required.
- B. Coordinate with other Sections and schedule sequence of accomplishing the work in such a manner as not to interrupt existing services and utilities at a time that will inconvenience the Owner. Provide Owner a minimum 48 hour notice when utilities will be interrupted.

## **1.7 PAINTING**

- A. Paint all exposed piping and supports.
- B. See Division 09 for painting.

## **1.8 COORDINATION**

- A. Coordinate with work performed by other Sections in order to ensure adequate space and proper location of all necessary work on this project whether or not work is under this Section. Coordination shall be done prior to order or manufacture of any systems or components.
- B. At a minimum, coordinate location of each piece of equipment, requirements for access panels, space required for supports, power requirements for each piece of equipment, and control requirements for each piece of equipment.
- C. Prepare complete set of construction coordination shop drawings indicating equipment actually purchased and exact routing of all piping and ductwork. Requirement for coordination shop drawings shall not be construed as authorization for contractor to make unauthorized changes to Contract Documents. Prior to final acceptance, contractor shall submit the coordination shop drawings as part of the record drawings.
- D. Wherever the work is of sufficient complexity, prepare additional detail drawings to scale to coordinate the work with the work of other trades. At completion, include a set of these drawings with the record drawings.

- E. Install the work in cooperation with other trades. Before installation, make proper provisions to avoid interferences.
- F. Pipes which pitch have right-of-way over those which do not pitch. For example, condensate drains and waste normally have right-of-way.
- G. No additional costs will be considered for work which has to be relocated due to conflicts with other trades or for additional equipment/parts that need to be installed due to a lack of coordination prior to, or during, construction.

## **PART 2 – PRODUCTS**

### **2.1 EQUIPMENT AND MATERIALS**

- A. Provide products and materials that are new, clean, free of defects, damage and corrosion. Inspect all materials and remove defective materials from the site.
- B. Provide materials and equipment bearing the label of, or listed by, the Underwriter's Laboratories (UL), unless the material or equipment is of a type for which label or listing service is not provided.
- C. Furnish all materials and equipment of the same type by the same manufacturer.

### **2.2 ALTERNATE EQUIPMENT AND MATERIALS**

- A. No substitute materials or equipment may be installed without the written approval of the Architect.
- B. Contract documents are based on materials specified and equipment manufacturers indicated. Acceptance of alternative equipment manufacturers does not relieve Contractor of the responsibility to provide equipment and materials which meet the quality and performance stated or implied in the contract documents.
- C. All submittals for substitution must include comparison to show equal with scheduled equipment. Submit proposals to supply alternate materials or equipment, in writing, with sufficient lead time for review prior to the date equipment must be ordered to maintain project schedule.
- D. No increase in the contract price will be considered to accommodate the use of alternative equipment, including revisions required by other trades.

### **2.3 SUBMITTALS**

- A. Submit shop drawings, manufacturer's data, samples and test reports as specified.
- B. The review of submittals is for general compliance with the design concept and contract documents. Comments or absence of comments does not relieve the Contractor/Vendor/Manufacturer from compliance with the contract documents. The Contractor remains solely responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of construction, for performing the work in a safe manner, and for coordinating the work with that of other trades.

- C. No part of the work shall be ordered, procured, or installed until that work has been submitted, reviewed, and returned without comment.
- D. A minimum period of ten (10) working days will be required in the Engineer's office each time a submittal is sent for review. Contractor shall prioritize submittal reviews where multiple submittals are sent for review. This time period must be considered by the Contractor in the scheduling of the work.
- E. Submittals will be returned to indicate appropriate action taken as follows:
  - 1. No Exceptions Taken.
  - 2. Make Corrections Noted. No Resubmittal Required.
  - 3. Revise and Resubmit.
  - 4. Rejected.
  - 5. Not Reviewed.
- F. Use electronic form acceptable to Architect for electronic submittals, containing the following information:
  - 1. Project name.
  - 2. Date.
  - 3. Name and address of Architect and Engineer.
  - 4. Name of Owner.
  - 5. Name, address and contact information of Contractor.
  - 6. Names and contact information of sub-contractor, manufacturer, and supplier.
  - 7. Name of entity that prepared submittal.
  - 8. Category and type of submittal.
  - 9. Specification Section number and title.
  - 10. Drawing number and detail references, as appropriate.
  - 11. Transmittal number, numbered consecutively, and revision number clearly identified.
  - 12. Each item submitted labeled or identified the same as on the drawings.
- G. Identify each sheet of submittal pages (using arrows, underlining or circling) to show applicable sizes, types, model numbers, ratings, capacities and options actually being proposed. Cross out non-applicable information.
- H. Organize submittals to keep all related items together; break submittal into sections and provide appropriate identifying tags on submittal pages to indicate item being submitted.
- I. Inadequate or incomplete submittals will not be reviewed and will be returned to the Contractor for resubmittal.
- J. Place orders for all equipment in time to prevent any delay in construction schedule or completion of project. No additional costs will be considered for any special handling charges or expedited processing required for materials or equipment not ordered in time.

## **PART 3 – EXECUTION**

### **3.1 EXAMINATION OF SITE**

- A. The Contract Documents do not make representations regarding the character or the extent of the subsoils, water levels, existing structural, mechanical, plumbing, and electrical installations, above or below grade, or other sub-surface conditions which may be encountered during the work.
- B. Evaluate existing conditions that may affect methods or cost of performing the work, based on examination of the site or other information. Failure to examine the Drawings or other information does not relieve the Contractor of responsibility for satisfactory completion of the work.

### **3.2 DRAWINGS**

- A. Drawings show general arrangement and location of piping and equipment. Drawings are diagrammatic and intended to show approximate location and routing. Dimensions on drawings shall take precedence over scaled dimensions on drawings. Allow for supports, expansion, and pitch of piping. Field verify all dimensions.
- B. The exact locations of equipment and piping shall be ascertained from the Architect or the Owner's representative in the field. The Architect reserves the right to make minor changes in the location of piping and equipment up to the time of installation without additional cost.
- C. Furnish and install any incidental work not shown or specified which can reasonably be inferred as part of the work and necessary to provide a complete and workable system.
- D. Execute any work or apparatus shown on the Drawings and not specifically mentioned in the Specifications, or vice versa. Omission from Drawings or Specifications of any minor details of construction, installation, materials, or essential specialties does not relieve Contractor from furnishing complete workable system.

### **3.3 RECORD DRAWINGS**

- A. Contractor shall maintain a complete set of documents on site that are marked up during the construction process indicating all changes that have been made. Record drawings shall be maintained up to date throughout construction. Indicate clearly all work installed differently from that shown.
- B. Upon completion of work, certify all record drawings with a stamp including the date and name of Contractor. Submit one (1) complete, bookmarked, set of electronic record drawings to the Architect for final review.
- C. Record drawings must include the following as a minimum:
  - 1. Actual equipment locations.
  - 2. Revisions or substitutions to equipment schedules.
  - 3. Pipe size and routing.
  - 4. Dimensional changes to drawings.
  - 5. Revisions to details shown on drawings.
  - 6. Changes made by RFIs, Addenda, or Change Orders.

7. Locations of access panels and shut-off valves.
8. Locations and depths of underground utilities.

### **3.4 PROTECTION OF BUILDING**

- A. Protect new and existing building structures and adjacent finished surfaces during construction. Patch, repair, and refinish existing work damaged by work under this Division to match adjacent undisturbed areas.

### **3.5 DELIVERY, DRAYAGE AND HAULING**

- A. Include all drayage, hauling, hoisting, shoring and placement in the building of equipment specified and be responsible for the timely delivery of equipment to the project as required by the construction schedule.
- B. Provide proper protection and storage of all items and tools required.
- C. If equipment is not delivered or installed at the project site in a timely manner as required by the construction schedule, the Contractor shall be responsible for disassembly, re-assembly, manufacturer's supervision, shoring, general construction modification, delays, overtime costs, etc. at no additional cost to the Owner.

### **3.6 EQUIPMENT AND MATERIAL PROTECTION**

- A. Protect the work, equipment, and material of other trades from damage by work or workers of this trade, and correct damage caused without additional cost to the Owner.
- B. The Contractor shall be responsible for all work, materials, and equipment until finally inspected, tested, and accepted. Protect work against theft, injury, or damage. Carefully store material and equipment received on site that is not immediately installed.
- C. Cover open ends of work with temporary covers or plugs during construction to prevent entry of dust, dirt, water or other obstructing material. Cover and protect equipment and materials from damage due to water, humidity, paint, spray-on fireproofing, construction debris, etc. Store equipment subject to moisture damage, such as insulation or electrical components in dry, heated spaces.
- D. Provide adequate means for fully protecting finished parts of the materials and equipment against damage from whatever cause during the process of the work until final acceptance.
- E. Do not install damaged items. Take immediate steps to obtain replacement or repair. Replace all wet or damp insulation or acoustic lining.
- F. Do not operate water systems until piping has been cleaned, disinfected and start-up strainers are in place.

### **3.7 QUALITY OF WORK**

- A. The quality of work shall be of a standard generally accepted in the respective trade. Use only experienced, competent, and properly equipped workers. Replace work falling below this standard as directed by the Architect.
- B. Systems shall be worked into a complete and integrated arrangement with like elements arranged neatly with adequate head room and passageway free from obstructions.



### **3.8 FURRING AND PIPE SPACES**

- A. Spaces provided in the design of the building shall be utilized and the work shall be kept within the furring lines established on the Drawings.
- B. Ensure necessary clearances on trim plates at exposed penetrations of walls and floors. If sufficient room is not available above suspended ceiling or vertical shafts obtain clarification from Architect before work is started.

### **3.9 CUTTING AND PATCHING**

- A. Do not cut, channel or drill unfinished masonry, tile, etc. unless written permission is obtained from the Architect. Perform this work in a manner acceptable to the Architect. Cutting of structural members or footings is prohibited without the prior written consent of the Structural Engineer.
- B. Where cutting, channeling or drilling of floors, walls, partitions, ceilings, or other surfaces is necessary from the proper installation, support or anchorage of piping or equipment, lay out the work carefully in advance. Repair any damage to the building, piping, equipment or finishes using skilled tradesmen for all required work.
- C. Provide slots, chases, openings and recesses through floors, walls, ceilings and roofs as required. Where these openings are not provided, provide cutting and patching to accommodate penetrations.
- D. Provide sleeves for all piping passing through new floors, walls, partitions, and any other building construction, of adequate diameter to allow minimum of 1" clearance all around between sleeve and piping. When piping is insulated, insulation shall pass continuously through sleeve with 1" clearance between insulation and sleeve or hole in existing construction.

### **3.10 ACCESS**

- A. Indicating equipment or specialties requiring reading, adjusting, inspection, repairing, removal, or replacement shall be conveniently and accessibly located with reference to finished building.
- B. No controls, or equipment shall be placed in a location that will be inaccessible after the system is complete. Access panels or doors shall be provided where required whether shown on Drawings or not.
- C. Access panels shall be 24" x 24" unless otherwise directed, style as selected by the Architect. Panels shall have the same acoustic barrier or rating as the construction in which panel is installed.
- D. Doors shall be Milcor, Newman or equal, with concealed hinges, screwdriver locks, prime coated with rust inhibitive paint, finish painted in field to match adjacent surface. Provide key locks where required by Architect/Owner. All access doors shall be keyed the same. Doors in walls of toilet rooms shall be stainless steel.
- E. Continuously check installation manuals for clearance and accessibility of equipment. No allowance of any kind will be made for negligence on part of Contractor to foresee means of installing equipment in proper position.

### **3.11 SEISMIC RESTRAINTS**

- A. All equipment, piping, and materials shall be fastened and securely anchored to building structure as required by the Drawings, Specifications, OSHPD Preapproval of Manufacturer's Certification OPM-0043-13 and OPM-0052-13, and the California Building Code.
- B. Piping shall be braced as follows:
  - 1. Brace all gas piping that is 1" nominal diameter and larger.
  - 2. Brace all piping located in mechanical equipment rooms that is 1 1/4" nominal diameter and larger.
  - 3. Brace all piping that is 2 1/2" nominal diameter and larger.
  - 4. Transverse bracings at 40'-0" on center maximum (minimum of one brace per direction of run).
  - 5. Longitudinal bracings at 80'-0" on center maximum (minimum of one brace per direction of run).
  - 6. Transverse bracing shall be 20'-0" on center maximum and longitudinal bracing at 40'-0" on center maximum for gas piping and piping in mechanical rooms.
  - 7. Transverse bracing for one pipe section may also act as longitudinal bracing for the pipe section connected perpendicular to it, if the bracing is installed within 24" of the elbow or tee and is connected to the largest pipe.
  - 8. Do not use branch lines to brace main lines.
  - 9. Provide flexibility in joints where pipes pass through building seismic or expansion joints or where rigidly supported pipes connect to equipment with vibration isolators.
  - 10. At vertical pipe risers, support the weight of the riser at a point or points above the center of gravity of the riser wherever possible. Provide lateral guides at the top and bottom of the riser and at intermediate points not to exceed 30'-0" on center.
  - 11. No bracing is required if the top of single pipe is suspended 12" or less from the connection point at the supporting structural member.

### **3.12 MANUFACTURER'S DIRECTIONS**

- A. Materials and equipment shall be installed in accordance with manufacturer's application and recommendations, requirements, and instructions, and in accordance with Contract Documents.
- B. Conflicts between manufacturer's instructions and Contract Documents shall be brought to the Architect's attention for resolution prior to installation.
- C. Where requirements indicated in Contract Documents exceed manufacturer's requirements, Contract Documents shall govern.

### **3.13 ELECTRICAL EQUIPMENT AND ELECTRICAL ROOM PRECAUTIONS**

- A. Do not install piping, equipment, plumbing, or any piping systems not included as part of the electrical work in the following rooms: switchgear, transformer, generator, elevator equipment, telephone, fire command, security, dimmer or electrical equipment rooms.

- B. Do not install piping or equipment within the code required service space for switchboards, disconnects, panelboards, dimmers, control panels, VFDs, individual motor controllers, electronics, etc.

### **3.14 CATHODIC PROTECTION**

- A. Install dielectric unions at points in piping where dissimilar metal pipes are connected together.

### **3.15 PIPING AND EQUIPMENT IDENTIFICATION**

- A. Furnish and install engraved nameplates with 1/4" minimum lettering at panel mounted control devices, manual control stations, power disconnects, and pieces of equipment. Nameplates shall be white lettering on black background. For outdoor locations, provide brass engraved nameplates or plastic rated for outdoor use.
- B. Each piping system installed under this work shall be identified and the direction of flow indicated. Markings shall be applied after all painting, priming, and cleaning of the piping and insulation is completed. Labels shall be black lettering on colored backgrounds. Lettering shall be easily readable from the floor and background colors easily discernible. Furnish labels in every room and every 20' of pipe length.
- C. Tag all valves with 2" diameter brass tags noting the valve number and contents in the pipe. At the completion of the project, provide Owner with a valve listing for all valves installed in the project. Valve listing shall note valve tag number, contents in the pipe and the areas (room numbers, etc.) that are impacted by valve.

### **3.16 GUARANTEE**

- A. The Contractor shall guarantee the quality of all work and the quality of the equipment and materials in accordance with the provisions of the General Conditions and Special Conditions. Should any defects occur during this period, the Contractor shall promptly repair or replace defective items as directed by the Architect, without cost to the Owner.
- B. Contractor shall be responsible for damage to any part of premises during guaranteed period caused by leaks or breaks in work furnished and/or installed under this Section.

### **3.17 TESTING**

- A. Test all equipment, piping, and systems as called for in the Specifications. Notify Architect and inspection authorities prior to testing so that they may be witnessed. Protect all personnel and equipment during testing.

### **3.18 OPENINGS**

- A. Locating and sizing of all openings for piping through walls, roof, etc. shall be done under this Division. Framing of openings shall be done by the respective trades in whose work the opening is made.

### **3.19 CLEAN-UP**

- A. During the course of work under this Division, all rubbish, debris, surplus materials, tools, etc. resulting from this work shall be removed from work area and shall be disposed of off-site at the end of each working day. The Owner's premises shall be left clean, and in a condition acceptable to the Architect.
- B. Clean all work installed under this Contract to satisfaction of Owner.

### **3.20 OPERATING INSTRUCTIONS AND OPERATOR TRAINING**

- A. Provide the services of factory-trained specialists to supervise the operation of all equipment and train the Owner's operating and maintenance personnel.
- B. Instruct the Owner's operating personnel in the basis of design, the available documentation, the proper starting sequences, operation, shut-down, minor adjustments, troubleshooting, recommended spare parts, and regular maintenance procedures.
- C. Submit training agenda, schedule and list of representatives to the Owner for review ten (10) days prior to training. Confirm attendance at training by sign-in sheet. At a minimum, the training agenda shall cover all items required to be provided in the operating and maintenance manuals.

### **3.21 OPERATING AND MAINTENANCE MANUALS**

- A. Provide operating instructions and maintenance manuals for all equipment and material furnished under this Division.
- B. Provide the following equipment and maintenance information where applicable:
  - 1. Systems and Equipment Controls – describe sequence of operation and diagram controls as required.
  - 2. Identifying equipment manufacturer, product name, and model number.
  - 3. Locations.
  - 4. Wiring Diagrams.
  - 5. Manufacturer's recommended operating and maintenance instructions, with all non-applicable information deleted.
  - 6. Assembly and disassembly instructions.
  - 7. Startup procedures.
  - 8. Routine and normal operating instructions.
  - 9. Normal and emergency shutdown instructions.
  - 10. Troubleshooting diagnostic instructions.
  - 11. Parts list and recommended spare parts including name and address of source of supply.
- C. Contractor must start compiling above data immediately upon approval of submittals for equipment and materials.

- D. Submit one (1) electronic copy of operating and maintenance manuals, indexed and bookmarked, for review by Architect/Engineer.
- E. Submit three (3) complete sets of bound hard copies of operating and maintenance manuals, and one (1) electronic copy to Owner within thirty (30) days of issuance of final occupancy permit.

**END OF SECTION**

## **SECTION 22 05 00**

### **PLUMBING**

#### **PART 1 – GENERAL**

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, Division 01, and Division 22 Sections apply to this Section.

##### **1.2 SCOPE OF WORK**

- A. Provide labor, materials, equipment, and services to furnish and install complete plumbing and piping systems which shall include, but not limited to fixtures, equipment, piping, valves, and supports.

##### **1.3 SUBMITTALS**

- A. Submit for review, within fifteen (15) days after signing Contract, the required number of copies of a complete list of materials proposed for use. This list includes:
  - 1. Piping and fittings.
  - 2. Pipe hangers and supports.
  - 3. Valves.
  - 4. Cleanouts.
- B. No substitute materials or equipment shall be installed without the written approval of the Architect.
- C. No increase in the contract price will be considered to accommodate the use of alternative equipment, including revisions required by other trades.
- D. Submit test reports on all systems tested. Tests required by Authorities Having Jurisdiction over the work shall be submitted on appropriate forms to the satisfaction of such authorities.

##### **1.4 QUALITY ASSURANCE**

- A. Each length of pipe, fitting, trap, fixture, or device used in any piping system shall be stamped or indelibly marked with type, weight, quality, and manufacturer's name or mark.

##### **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Pipes shall be shipped so as not to bend, dent, or otherwise damage the pipe during transport. Contractor shall take all necessary precautions to prevent damage to pipe and fittings during delivery and unloading. Any pipe found to have been damaged due to improper handling shall be removed from the jobsite at Contractor's expense.
- B. Handling flammable liquids: Remove and dispose of liquids from existing natural-gas piping according to requirements of authorities having jurisdiction.

- C. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and to prevent entrance of dirt, debris, and moisture.
- D. Store and handle pipes and tubes having factory-applies protective coatings to avoid damaging coating, and to protect from direct sunlight.

## **PART 2 – PRODUCTS**

### **2.1 GAS PIPING AND FITTING MATERIALS**

- A. Above Grade Interior Piping: ASTM A53B seamless, Schedule 40, carbon steel pipe.
- B. Above Grade Exterior Piping: ASTM A53B seamless, Schedule 40, carbon steel pipe, hot dipped and galvanized coating.
- C. Above Grade Fittings: 150# black malleable iron fittings and threaded joints for pipes 2" and smaller, butt welded joints for pipes 2 1/2" and larger. Hot dipped and galvanized coating for exterior fittings.
- D. Press fittings shall be permitted for use where approved by local authorities having jurisdiction and in compliance with current codes.
- E. Unions: ASME B16.39, Class 150, malleable iron with brass-to-iron seat, ground joint, and threaded ends.
- F. Gas Cocks: For high pressure gas service use Dezurik Series 400 lubricated gas cock with RS49 or RS51 plug seals, UL listed. On low pressure service lines use Milwaukee BB2 100 Butterball, NIBCO, or approved equal.
- G. Seismic pipe connection: Metraflex for gas application.

### **2.2 ABOVEGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE**

- A. Valves shall be UL listed for Natural Gas.
- B. Valves for pipe sizes NPS 2 and smaller at service meter shall be one of the following:
  - 1. Two-piece, full-port, bronze ball valves with bronze trim.
  - 2. Bronze plug valve.
- C. Valves for pipe sizes NPS 2-1/2 and larger at service meter shall be one of the following:
  - 1. Two-piece, full-port, bronze ball valves with bronze trim.
  - 2. Bronze plug valve.
  - 3. Cast-iron, non-lubricated plug valve.

### **2.3 WATER PIPING AND FITTING MATERIALS**

- A. All water piping shall comply with NSF/ANSI Standard 372 for low lead requirements.
- B. Above Grade: ASTM B88, Type L copper tubing, hard temper with wrought copper fittings.

- C. Joints: 1/2" to 1-1/2" pipe sizes soldered using ASTM B32, lead-free alloys. Include water-flushable flux according to ASTM B813. 100 percent lead free, 95 percent tin and 5 percent antimony composition, silver bearing solders unless otherwise indicated.
- D. Joints: 2" and larger pipe sizes brazed using AWS A5.8/A5.8M, AWS BCuP Series copper-phosphorous alloys.
- E. Insulation: Insulate outdoor piping with 1" Glass Fiber Insulation and 0.016 aluminum jacket.

## 2.4 CONDENSATE DRAIN PIPING

- A. Condensate drain piping shall be type DWV copper with wrought copper fittings.

## 2.5 UNIONS AND FLANGES

- A. Install Watts, Epco, Nibco, or equal, dielectric unions or flanges at points of connection between copper or brass piping or material and steel or cast iron pipe or material except in drain, waste, or vent piping. Dielectric unions installed in potable water systems shall conform to lead free requirements.
- B. Install unions in piping 2" and smaller and flanges in piping 2 1/2" and larger at each connection to all equipment, tanks, and automatic valves.
- C. Locate unions for easy removal of equipment, tank, or valve.

## 2.6 PIPE HANGERS AND SUPPORTS

- A. Provide adequate supports, hangers, guides, thrusters, etc. as necessary to allow for proper movement of the piping at the building seismic joints and at the thermal expansion loops and flexible connectors, taking into account the pipe size, flex connection type, required seismic movement and system operating temperature and pressure.
- B. Acceptable manufacturers: B-line, Tolco, Superstrut, Unistrut, or approved equal.
- C. Plumbers tape or sheetmetal straps shall not be used for hanging or supporting of pipes.
- D. Support horizontal piping in accordance with the following schedule:

Pipe Size (inches)	Maximum Hanger Spacing (feet)						Hanger Rod Diameter (inches)		
	Steel	Cast Iron	Copper	Plastic			Steel / Cast Iron	Copper	Plastic
				CPVC	PVC	PP			
upto 1	7	-	5	3.5	3	2.75	3/8	3/8	3/8
1 1/4	9	-	7	3.5	3	2.75	3/8	3/8	3/8
1 1/2 & 2	9	5	8	3.5	3.5	2.75	3/8	3/8	3/8
2 1/2	12	5	9	3.5	3.5	3.5	1/2	1/2	1/2
3	12	5	10	3.5	3.5	3.5	1/2	1/2	1/2
3 1/2	-	5	11	-	-	-	5/8	1/2	-
4	12	5	12	4	4	4	5/8	5/8	5/8
5	12	5	13	4	4	4	5/8	5/8	5/8
6	12	5	14	4	4	4	3/4	3/4	3/4



Pipe Size (inches)	Maximum Hanger Spacing (feet)						Hanger Rod Diameter (inches)		
	Steel	Cast Iron	Copper	Plastic			Steel / Cast Iron	Copper	Plastic
				CPVC	PVC	PP			
8 to 12	12	5	14	4	4	4	7/8	3/4	7/8

- E. Provide hangers at each change in direction and both sides of valves 4-inch and larger. Place a hanger within 12 inches of each horizontal elbow, valve, strainer, or similar piping specialty item.
- F. Support piping on the roof in accordance with the following schedule:

Nominal Pipe Size (inches)	Spacing of Supports (feet)
1/2	6
3/4 or 1	8
1 1/4 or larger	10
1 1/4 or larger (Vertical)	Every floor level

### PART 3 – EXECUTION

#### 3.1 PREPARATION

- A. Close equipment shutoff valves before turning off natural gas to premises or piping section.
- B. Inspect natural gas piping according to NFPA 54 to determine that natural gas utilization devices are turned off in piping section affected.

#### 3.2 PIPE SIZES TO EQUIPMENT

- A. Pipe sizes indicated, including required valving, shall be carried full size to equipment served. Any change of size to match equipment connection shall be made within 1'-0" of equipment.

#### 3.3 PIPING GENERAL INSTALLATION

- A. Thoroughly clean all pipe and maintain in clean condition during construction temporarily capping or plugging ends of pipe when not being worked on.
- B. Cut pipes accurately to measurements established at the site and work into place without springing or undue forcing and out of the way of openings, ductwork, and equipment; ream ends of screwed pipes and tubing to original bore before connecting together.
- C. Protect all piping located over switchboards, electrical machinery, or equipment against condensation. Insulate piping and install sheetmetal pan underneath piping running above electrical equipment and panels.
- D. Where changes in pipe size occur, use only reducing fittings.
- E. Provide screwed unions or flanges in locations required for disconnecting and connecting of all equipment.

- F. Pipe runs in masonry and concrete floors shall be sleeved for protection.
- G. Chase or sleeve all lines rising in footings and where running concealed through walls.
- H. Caulk space between pipes and sleeves in exterior walls and in concrete slabs with graphite packing and waterproof plastic compound; caulk with Dow Corning #3 6548 Silicone RTV Foam per manufacturer's recommendations at fire walls.
- I. Place escutcheons, stamped with #16 gauge steel and chromium plated, on pipes passing through sleeves in walls, floors or ceiling where exposed to view within a finished area. Grout in all other lines.
- J. Support piping where necessary at sufficiently close intervals (and 24" from each fitting and change of direction) to keep it in alignment and to prevent sagging.
- K. Anchor vertical risers with hooks, brackets, or clamps to make rigid.
- L. All changes of direction of piping shall be made with fittings. Do not bend pipe.
- M. Flash roof vent piping through roof with 24 gauge or heavier galvanized flashing. Make watertight with black fibrous mastic. Extend flashing into roofing felt 12" from pipes.
- N. Insulate cold water piping outdoors for freeze protection.

### **3.4 PIPING JOINT CONSTRUCTION**

- A. Ream ends of pipes and tubes and remove burrs.
- B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
- C. Threaded Joints:
  - 1. Thread pipe with tapered pipe threads complying with ASME B1.20.1.
  - 2. Cut threads full and clean using sharp dies.
  - 3. Ream threaded pipe ends to remove burrs and restore full inside diameter of pipe.
  - 4. Apply appropriate tape or thread compound to external pipe threads unless dryseal threading is specified.
  - 5. 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.
- D. Welded Joints:
  - 1. Construct joints according to AWS D10.12/D10.12M, using qualified processes and welding operators.
  - 2. Bevel plain ends of steel pipe.
  - 3. Patch factory-applied protective coating as recommended by manufacturer at field welds and where damage to coating occurs during construction.
- E. Brazed Joints:
  - 1. Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter.

F. Flared Joints:

1. Cut tubing with roll cutting tool. Flare tube end with tool to result in flare dimensions complying with SAE J513. Tighten finger tight, then use wrench. Do not overtighten.

### **3.5 GAS PIPING INSTALLATION**

- A. Arrange with Owner and PG&E before turning meter off for tie-in for new installation in location shown.
- B. Make necessary connections to supply service to equipment as shown. Make installation in accordance with requirements of governing codes and the National Fire Protection Association.
- C. Provide building gas shut-off valve in accessible location outside each building. Provide sign affixed to wall at valve location reading: "Gas Shut-Off." Size and location of the sign shall be as required by the Authority Having Jurisdiction. minimum 1/4" size lettering.
- D. Cut pipe accurately to measurements established at building; work into place without springing or forcing; and clear all windows, doors, and other openings. Cutting or other weakening of building structure to facilitate piping installation not permitted.
- E. Ream all piping to remove burrs and install to permit free expansion and contraction without damage.
- F. Make all changes in direction with fittings and changes in main sizes through eccentric reducing fittings with top of pipe flat.
- G. Piping at furnaces, etc. supported independently so pipe weight is not supported by equipment.
- H. Provide the following:
  1. Swing joints or run-outs to equipment with swing connections, expansion loops, and/or devices at all other points for flexible piping system.
  2. Shut-off valves, balancing valves, and unions or flanges at each branch and in supply and return to each item of equipment. Valves and unions or flanges suitably located to isolate each unit; branch circuit or section of piping to facilitate maintenance and removal of all equipment and apparatus.
  3. Caps or plugs for all open ends of pipe and equipment during installation to keep out dirt and other foreign matter.
  4. Necessary temporary connections, valves, oversize flushing connections, pumps, etc. as required to properly clean and test system.

### **3.6 CONDENSATE DRAIN PIPING INSTALLATION**

- A. Lay piping in straight lines at a minimum slope of 2 percent in direction of flow of drainage system, unless otherwise noted on the Drawings.
- B. Keep stopper in mouth of pipe when pipe laying is not in process.
- C. Make changes in direction with long sweep or bends. Do not change direction of flow more than 90 degrees.

- D. Reducing size of drainage piping in direction of flow is prohibited.
- E. Make connections of branches to mains with "Y" fittings and 1/8 or 1/16 bends.
- F. Install cleanouts at ends of horizontal runs in excess of 5'-0" and every 100'-0" of horizontal run.
- G. Makeup cleanout plugs with graphite and oil to facilitate easy removal.
- H. Deliver to the owner at completion of work two (2) suitable wrenches for each type of cleanout installed.
- I. Take necessary precautions to protect cleanouts during course of construction.
- J. Contractor to inquire from Owner the time to make tie-in to existing systems.

### **3.7 WATER PIPING INSTALLATION**

- A. Extend piping for hot and cold water, including mains, risers, and supplies to fixtures and indicated equipment. Carry headers for groups of fixtures full size throughout their length.
- B. All domestic water piping shall be arranged to drain to low points and to provide for air elimination at high points.
- C. All ferrous to non-ferrous pipe connections shall be made with accepted dielectric pipe or flange union isolating joints to prevent any electrolytic action between dissimilar metals.
- D. Make changes in pipe sizes with reducing tees or reducer fittings.
- E. Contractor to inquire from Owner the time to make tie-in to existing systems.

### **3.8 HANGER AND SUPPORT INSTALLATION**

- A. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure. Comply with OSHPD Preapproval of Manufacturer's Certification OPM-0043-13 and OPM-0052-13, and the California Building Code.
- B. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.
- C. Install lateral bracing with pipe hangers and supports to prevent swaying.
- D. Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.
- E. Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.9 are not exceeded.
- F. Adjust hangers to distribute loads equally on attachments.
- G. Trim excess length of continuous-thread hanger and support rods to 1 1/2 inches.

### **3.9 PAINTING**

- A. Paint exposed metal piping, valves, service regulators, and piping specialties, except components, with factory-applied paint or protective coating.
- B. Damage and Touchup: Repair marred and damaged factory-applied finishes with materials and by procedures to match original factory finish.
- C. Refer to Division 09 for additional painting requirements.

### **3.10 TESTING, ADJUSTING, AND CLEANING**

- A. Provide testing of all installed gas, domestic water, drainage and vent systems during progress of work. Such tests shall be done in the presence of the Owner's representative, and all Authorities Having Jurisdiction. The inspection authority having jurisdiction and the Engineer shall be notified a minimum of 48 hours prior to performance of all tests so that they may be witnessed.
- B. Provide the Architect with certified copies of the test results in written format. At a minimum include the date of the test, witnesses present, sections tested, length of tests, starting and final pressures.
- C. Contractor shall provide all apparatus, temporary work, or any other requirements necessary for such tests. Take all due precautions to prevent damage to the building or its contents that may be incurred by such tests as the Contractor will be required to repair and make good, at own expense, any damage caused.
- D. Any defects or deficiencies discovered as result of tests shall be immediately repaired and tests shall be repeated until all test requirements are fully met. No caulking of pipe joints to remedy leaks shall be permitted.
- E. Gas Piping: All gas piping shall be tested per NFPA 54 to 60 psig for 1 hour without drop in pressure. Equipment and personnel shall be protected from this test procedure. Measure natural gas system test pressure with a water manometer or an equivalent device calibrated in increments not greater than 0.1 inch water column. System shall not be approved until it can be demonstrated that there is no measurable loss of test pressure during test period.
- F. Condensate Drain Piping: All condensate drain systems shall be tested hydraulically by filling to the highest vent point with water. Piping may be tested in sections. Each section of drainage piping tested shall have all openings tightly closed with screw plugs, or equal device, and stand without loss of level for a period of 4 hours when filled with water which produces at least a 10-foot head at the highest point of the section tested.
- G. Water Piping: All water piping shall be tested to 100 psig with potable water and held for 8 hours without drop in pressure before it is covered and concealed. Equipment and personnel shall be protected from this test pressure. After fixtures are connected, test system for 2 hours at 75 psig or prevailing water pressure, whichever is higher.
- H. Adjust and regulate all faucets, valves, water heating equipment, etc. and turn over to the Owner in perfect working order.
- I. Upon completion of work, clean all equipment and piping installed under this Section.

### **3.11 DISINFECTION**

- A. Upon completion of all tests and necessary replacements, all domestic water piping shall be disinfected. Chlorination shall be accomplished by personnel in direct employ of a firm licensed to do this type of work. After work has been accomplished, provide the Owner and Architect with a statement from the laboratory indicating the water is suitable for human consumption.
- B. Prior to testing, flush piping with clean water until clean water free of silt or grit is observed for at least one minute.
- C. Comply with local requirements where local code requirements are more stringent. Provide necessary labor, equipment, material, and test kits for chlorine application and tests. Make all arrangements with jurisdictional water authority for witnessing chlorination tests and tests of proper disinfection.
- D. Sterilize all parts of building water system with water solution containing 50 ppm of available chlorine for at least a 24 hour contact period. After contact period, flush all parts of system with clear water until system tests at no more than 0.2 ppm residual chlorine.
- E. Flush thoroughly and submit bacteriological samples to a certified laboratory which shall certify in writing that the water is suitable for drinking.

### **3.12 TRAINING AND O&MS**

- A. Refer to Section 22 00 00 Plumbing General Requirements and Division 01 for Training requirements, Operating and Maintenance Manuals, and other Closeout procedures.

**END OF SECTION**

## **SECTION 23 00 00**

### **MECHANICAL GENERAL REQUIREMENTS**

#### **PART 1 – GENERAL**

##### **1.1 CONDITIONS AND REQUIREMENTS**

- A. Refer to the General Conditions, Supplementary Conditions, and Division 01 General Requirements.

##### **1.2 SCOPE OF WORK**

- A. Provide all labor, apparatus, and materials that are required to provide a complete installation as indicated on the drawings and in the specifications, including that reasonably inferred for proper execution of this Division.
- B. Consult all other Sections to determine the extent of this work specified elsewhere.
- C. Coordinate all utility requirements for equipment furnished under this Division. Rough-in required systems and make final connections.

##### **1.3 REGULATIONS AND STANDARDS**

- A. Install all work to meet or exceed requirements prescribed by governmental bodies having jurisdiction and in accordance with all federal, state, and local codes and ordinances, and all OSHA requirements. These codes include, but are not limited to the latest applicable edition of the following:
  - 1. California Building Code
  - 2. California Electrical Code
  - 3. California Plumbing Code
  - 4. California Mechanical Code
  - 5. California Energy Code
  - 6. California Green Buildings Standard
  - 7. California Fire Code
  - 8. National Fire Protection Association

##### **1.4 QUALITY ASSURANCE**

- A. Comply with current governing codes, ordinance and regulations of the Authority Having Jurisdiction and the regulations and requirements of the Owner's insurance underwriter.
- B. Where requirements differ between drawings, specifications, codes and standards, apply the more stringent.
- C. Should any change in drawings or specifications be required to comply with governing regulations, notify the Architect prior to submitting bid.

- D. After contract is awarded, if minor changes or additions are required by the aforementioned authorities, even though such work is not shown on drawings or overtly covered in the specifications, they shall be included at the Contractor's expense.
- E. Execute work in strict accordance with the best practices of the trades in a thorough, substantial, skillful and well-executed manner by competent workers. Provide a competent, experienced full-time Superintendent who is authorized to make decisions on behalf of the Contractor.
- F. The Architect or Architect's Representative may conduct unannounced field reviews of any work completed or in progress. A report will be issued for all items that are found to be inconsistent with the contract documents. All items in the report shall be addressed in writing by the Contractor within two (2) weeks.

## **1.5 SAFETY**

- A. Contractors must conduct a weekly safety meeting with their employees and maintain documentation of attendance and topics of discussion. Contractor shall comply with all OSHA regulations. Contractor is required to obtain and pay for insurance required to cover all activities withing Contractor's scope of work.

## **1.6 PERMITS, FEES, AND UTILITIES**

- A. Secure and pay for all permits, licenses, inspections, and fees required.
- B. Coordinate with other Sections and schedule sequence of accomplishing the work in such a manner as not to interrupt existing services and utilities at a time that will inconvenience the Owner. Provide Owner a minimum 48 hour notice when utilities will be interrupted.

## **1.7 PAINTING**

- A. See Division 09 for painting.

## **1.8 COORDINATION**

- A. Coordinate with work performed by other Sections in order to ensure adequate space and proper location of all necessary work on this project whether or not work is under this Section. Coordination shall be done prior to order or manufacture of any systems or components.
- B. At a minimum, coordinate location of each piece of equipment, requirements for access panels, space required for supports, power requirements for each piece of equipment, and control requirements for each piece of equipment.
- C. Prepare complete set of construction coordination shop drawings indicating equipment actually purchased and exact routing of all piping and ductwork. Requirement for coordination shop drawings shall not be construed as authorization for contractor to make unauthorized changes to Contract Documents. Prior to final acceptance, contractor shall submit the coordination shop drawings as part of the record drawings.
- D. Wherever the work is of sufficient complexity, prepare additional detail drawings to scale to coordinate the work with the work of other trades. At completion, include a set of these drawings with the record drawings.



- E. Install the work in cooperation with other trades. Before installation, make proper provisions to avoid interferences.
- F. No additional costs will be considered for work which has to be relocated due to conflicts with other trades or for additional equipment/parts that need to be installed due to a lack of coordination prior to, or during, construction.

## **PART 2 – PRODUCTS**

### **2.1 EQUIPMENT AND MATERIALS**

- B. Provide products and materials that are new, clean, free of defects, damage and corrosion. Inspect all materials and remove defective materials from the site.
- C. Provide materials and equipment bearing the label of, or listed by, the Underwriter's Laboratories (UL), unless the material or equipment is of a type for which label or listing service is not provided.
- D. Furnish all materials and equipment of the same type by the same manufacturer.
- E. Statically and dynamically balance rotating equipment for minimum vibration and lowest operating noise level.

### **2.2 ALTERNATE EQUIPMENT AND MATERIALS**

- A. No substitute materials or equipment may be installed without the written approval of the Architect.
- B. Contract documents are based on materials specified and equipment manufacturers indicated. Acceptance of alternative equipment manufacturers does not relieve Contractor of the responsibility to provide equipment and materials which meet the quality and performance stated or implied in the contract documents.
- C. All submittals for substitution must include comparison to show equal with scheduled equipment. Submit proposals to supply alternate materials or equipment, in writing, with sufficient lead time for review prior to the date equipment must be ordered to maintain project schedule.
- D. No increase in the contract price will be considered to accommodate the use of alternative equipment, including revisions required by other trades.

### **2.3 SUBMITTALS**

- A. Submit shop drawings, manufacturer's data, samples and test reports as specified.
- B. The review of submittals is for general compliance with the design concept and contract documents. Comments or absence of comments does not relieve the Contractor/Vendor/Manufacturer from compliance with the contract documents. The Contractor remains solely responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of construction, for performing the work in a safe manner, and for coordinating the work with that of other trades.

- C. No part of the work shall be ordered, procured, or installed until that work has been submitted, reviewed, and returned without comment.
- D. A minimum period of ten (10) working days will be required in the Engineer's office each time a submittal is sent for review. Contractor shall prioritize submittal reviews where multiple submittals are sent for review. This time period must be considered by the Contractor in the scheduling of the work.
- E. Submittals will be returned to indicate appropriate action taken as follows:
  - 1. No Exceptions Taken.
  - 2. Make Corrections Noted. No Resubmittal Required.
  - 3. Revise and Resubmit.
  - 4. Rejected.
  - 5. Not Reviewed.
- F. Use electronic form acceptable to Architect for electronic submittals, containing the following information:
  - 1. Project name.
  - 2. Date.
  - 3. Name and address of Architect and Engineer.
  - 4. Name of Owner.
  - 5. Name, address and contact information of Contractor.
  - 6. Names and contact information of sub-contractor, manufacturer, and supplier.
  - 7. Name of entity that prepared submittal.
  - 8. Category and type of submittal.
  - 9. Specification Section number and title.
  - 10. Drawing number and detail references, as appropriate.
  - 11. Transmittal number, numbered consecutively and revision number clearly identified.
  - 12. Each item submitted labeled or identified the same as on the drawings.
- G. Identify each sheet of submittal pages (using arrows, underlining or circling) to show applicable sizes, types, model numbers, ratings, capacities and options actually being proposed. Cross out non-applicable information.
- H. Organize submittals to keep all related items together; break submittal into sections and provide appropriate identifying tags on submittal pages to indicate item being submitted.
- I. Inadequate or incomplete submittals will not be reviewed and will be returned to the Contractor for resubmittal.
- J. Place orders for all equipment in time to prevent any delay in construction schedule or completion of project. No additional costs will be considered for any special handling charges or expedited processing required for materials or equipment not ordered in time.

## **PART 3 – EXECUTION**

### **3.1 EXAMINATION OF SITE**

- A. The Contract Documents do not make representations regarding the character or the extent of the subsoils, water levels, existing structural, mechanical, plumbing, and electrical installations, above or below grade, or other sub-surface conditions which may be encountered during the work.
- B. Evaluate existing conditions that may affect methods or cost of performing the work, based on examination of the site or other information. Failure to examine the Drawings or other information does not relieve the Contractor of responsibility for satisfactory completion of the work.

### **3.2 DRAWINGS**

- A. Drawings show general arrangement and location of ductwork, piping, and equipment. Drawings are diagrammatic and intended to show approximate location and routing. Dimensions on drawings shall take precedence over scaled dimensions on drawings. Allow for supports, expansion, and pitch of ducts and piping. Field verify all dimensions.
- B. The exact locations of equipment, ducts, piping, and registers shall be ascertained from the Architect or the Owner's representative in the field. The Architect reserves the right to make minor changes in the location of ducts, registers, piping, and equipment up to the time of installation without additional cost.
- C. Furnish and install any incidental work not shown or specified which can reasonably be inferred as part of the work and necessary to provide a complete and workable system.
- D. Execute any work or apparatus shown on the Drawings and not specifically mentioned in the Specifications, or vice versa. Omission from Drawings or Specifications of any minor details of construction, installation, materials, or essential specialties does not relieve Contractor from furnishing complete workable system.

### **3.3 RECORD DRAWINGS**

- A. Contractor shall maintain a complete set of documents on site that are marked up during the construction process indicating all changes that have been made. Record drawings shall be maintained up to date throughout construction. Indicate clearly all work installed differently from that shown.
- B. Upon completion of work, certify all record drawings with a stamp including the date and name of Contractor. Submit one (1) complete, bookmarked, set of electronic record drawings to the Architect for final review.
- C. Record drawings must include the following as a minimum:
  - 1. Actual equipment locations.
  - 2. Revisions or substitutions to equipment schedules.
  - 3. Duct/pipe size and routing.
  - 4. Dimensional changes to drawings.
  - 5. Revisions to details shown on drawings.

6. Changes made by RFIs, Addenda, or Change Orders.
7. Locations of access panels and shut-off valves.
8. Locations and depths of underground utilities.
9. Controls sequence of operations.

### **3.4 PROTECTION OF BUILDING**

- A. Protect new and existing building structures and adjacent finished surfaces during construction. Patch, repair, and refinish existing work damaged by work under this Division to match adjacent undisturbed areas.

### **3.5 DELIVERY, DRAYAGE AND HAULING**

- A. Include all drayage, hauling, hoisting, shoring and placement in the building of equipment specified and be responsible for the timely delivery of equipment to the project as required by the construction schedule.
- B. Provide proper protection and storage of all items and tools required.
- C. If equipment is not delivered or installed at the project site in a timely manner as required by the construction schedule, the Contractor shall be responsible for disassembly, re-assembly, manufacturer's supervision, shoring, general construction modification, delays, overtime costs, etc. at no additional cost to the Owner.

### **3.6 EQUIPMENT AND MATERIAL PROTECTION**

- A. Protect the work, equipment, and material of other trades from damage by work or workers of this trade, and correct damage caused without additional cost to the Owner.
- B. The Contractor shall be responsible for all work, materials, and equipment until finally inspected, tested, and accepted. Protect work against theft, injury, or damage. Carefully store material and equipment received on site that is not immediately installed.
- C. Cover open ends of work with temporary covers or plugs during construction to prevent entry of dust, dirt, water or other obstructing material. Cover and protect equipment and materials from damage due to water, humidity, paint, spray-on fireproofing, construction debris, etc. Store equipment subject to moisture damage, such as insulation or electrical components in dry, heated spaces.
- D. Provide adequate means for fully protecting finished parts of the materials and equipment against damage from whatever cause during the process of the work until final acceptance.
- E. Do not install damaged items. Take immediate steps to obtain replacement or repair. Replace all wet or damp insulation or acoustic lining.

### **3.7 QUALITY OF WORK**

- A. The quality of work shall be of a standard generally accepted in the respective trade. Use only experienced, competent, and properly equipped workers. Replace work falling below this standard as directed by the Architect.
- B. Systems shall be worked into a complete and integrated arrangement with like elements arranged neatly with adequate head room and passageway free from obstructions.

### **3.8 CUTTING AND PATCHING**

- A. Do not cut, channel or drill unfinished masonry, tile, etc. unless written permission is obtained from the Architect. Perform this work in a manner acceptable to the Architect. Cutting of structural members or footings is prohibited without the prior written consent of the Structural Engineer.
- B. Where cutting, channeling or drilling of floors, walls, partitions, ceilings, or other surfaces is necessary from the proper installation, support or anchorage of ductwork, piping, or equipment, lay out the work carefully in advance. Repair any damage to the building, piping, equipment or finishes using skilled tradesmen for all required work.
- C. Provide slots, chases, openings and recesses through floors, walls, ceilings and roofs as required. Where these openings are not provided, provide cutting and patching to accommodate penetrations.
- D. Provide sleeves for all ductwork and piping passing through new floors, walls, partitions, and any other building construction, of adequate diameter to allow minimum of 1" clearance all around between sleeve and ductwork or piping. When ductwork or piping is insulated, insulation shall pass continuously through sleeve with 1" clearance between insulation and sleeve or hole in existing construction.

### **3.9 ACCESS**

- A. Damper operators, filters, and indicating equipment or specialties requiring reading, adjusting, inspection, repairing, removal, or replacement shall be conveniently and accessibly located with reference to finished building.
- B. No dampers, controls, or equipment shall be placed in a location that will be inaccessible after the system is complete. Access panels or doors shall be provided where required whether shown on Drawings or not.
- C. Access panels shall be 24" x 24" unless otherwise directed, style as selected by the Architect. Panels shall have the same acoustic barrier or rating as the construction in which panel is installed.
- D. Doors shall be Milcor, Newman or equal, with concealed hinges, screwdriver locks, prime coated with rust inhibitive paint, finish painted in field to match adjacent surface. Provide key locks where required by Architect/Owner. All access doors shall be keyed the same. Doors in walls of toilet rooms shall be stainless steel.
- E. Continuously check installation manuals for clearance and accessibility of equipment. No allowance of any kind will be made for negligence on part of Contractor to foresee means of installing equipment in proper position.

### **3.10 SEISMIC RESTRAINTS**

- A. All equipment, ductwork, piping, and materials shall be fastened and securely anchored to building structure as required by the Drawings, Specifications, OSHPD Preapproval of Manufacturer's Certification OPM-0043-13 and OPM-0052-13, and the California Building Code.

### **3.11 MANUFACTURER'S DIRECTIONS**

- A. Materials and equipment shall be installed in accordance with manufacturer's application and recommendations, requirements, and instructions, and in accordance with Contract Documents.
- B. Conflicts between manufacturer's instructions and Contract Documents shall be brought to the Architect's attention for resolution prior to installation.
- C. Where requirements indicated in Contract Documents exceed manufacturer's requirements, Contract Documents shall govern.

### **3.12 BELT DRIVES**

- A. Belt drives for fans and equipment shall consist of "V" belts and sheaves.
- B. Drives that require not more than two belts shall be provided with variable pitch, driving sheaves to provide some speed adjustment above and below the normal required operating speed; the adjustments to be as near equal as practicable.
- C. Belts shall be furnished in matching sets.
- D. Fan drives for blower-type fans shall be selected for the proper fan speeds required for the air volumes specified or shown on the Drawings at the static pressures indicated. The static pressures indicated show estimated conditions, which may vary under actual operating conditions. Should it be necessary to adjust the fan speeds to obtain the proper air volume, the Contractor shall make the necessary changes to the drives without additional cost the Owner.

### **3.13 ELECTRICAL MOTORS FOR HVAC EQUIPMENT**

- A. Provide electric motors for driving the mechanical equipment. Motors shall be of proper power, construction and speed to suit the specified equipment.
- B. Motors and motor control equipment shall conform to NEMA standards and shall be UL listed.
- C. Coordinate the NEMA type of each motor with the torque and inertia load of the equipment served, and the in-rush current characteristics of the motor with the motor starter selection, so that all items furnished constitute a complete motor control and protection package. Motor shall not operate in the 15% service factor range.
- D. Motors located in ducted air streams or subject to outside air elements shall be totally enclosed fan cooled; others shall be open drip-proof design.
- E. Motors used with variable frequency drives shall be designed specifically for use on AC inverter power and adjustable speed applications.
- F. Each motor shall be factory-wired to a junction box mounted on the motor or on the driven piece of equipment to facilitate single point of field power connection under Division 26.
- G. Motors 1/2 HP and smaller shall be rated 120 VAC – single phase – 60 hertz and shall be provided with integral thermal overload protection, unless otherwise indicated.

- H. Motors 3/4 HP and larger shall be rated for 208 VAC or 460 VAC – 3 phase – 60 hertz, unless otherwise indicated.

### **3.14 COORDINATION WITH ELECTRICAL CONTRACTOR**

- A. Coordinate with the Electrical Contractor on furnishing and installing of controls, motors, starters, etc. Provide copies of submittal and installation data to Electrical Contractor for all items requiring electrical connection.
- B. Furnish and install all line voltage and low-voltage temperature control wiring in the Mechanical work, including all interlock wiring between motor starter coils, interlock relays, and temperature control equipment. Conduit for temperature control wiring shall be responsibility of Mechanical Contractor and shall be of type specified in Division 26.
- C. Electrical Contractor shall furnish disconnect switches, motor starters, conduit and wiring for line voltage power to the equipment. See Division 26 and Drawings.

### **3.15 ELECTRICAL EQUIPMENT AND ELECTRICAL ROOM PRECAUTIONS**

- A. Do not install piping, equipment, or ductwork, plumbing, or any piping systems not included as part of the electrical work in the following rooms: switchgear, transformer, generator, elevator equipment, telephone, fire command, security, dimmer or electrical equipment rooms.
- B. Do not install piping, equipment, or ductwork within the code required service space for switchboards, disconnects, panelboards, dimmers, control panels, VFDs, individual motor controllers, electronics, etc.

### **3.16 LUBRICATION**

- A. Provide means for lubricating all bearings and other machine parts. If a part requiring lubrication is concealed or inaccessible, extend a metallic lubrication tube with suitable fitting to an accessible location and identify it with permanent laminated plastic nameplates. Identify this location in the maintenance manual.
- B. After installation, properly lubricate all parts requiring lubrication and keep them adequately lubricated with a lubricant recommended by the equipment manufacturer until Owner acceptance.

### **3.17 EQUIPMENT GUARDS**

- A. Provide easily (without tools) removable expanded metal guards for all hot surfaces, belts, couplings, exposed fan inlets and outlets, and other moving parts or machinery. Provide access openings for greasing, oiling, adjusting, etc. All guards shall comply with OSHA requirements and applicable codes.

### **3.18 CATHODIC PROTECTION**

- A. Install dielectric unions at points in piping where dissimilar metal pipes are connected together.

### **3.19 EQUIPMENT IDENTIFICATION**

- A. Furnish and install engraved nameplates with 1/4" minimum lettering at panel mounted control devices, manual control stations, power disconnects, motor starters, and pieces of equipment. Nameplates shall be white lettering on black background. For outdoor locations, provide brass engraved nameplates or plastic rated for outdoor use.
- B. Label each thermostat and switch with equipment connected to the thermostat or switch with black lettering on white background.

### **3.20 GUARANTEE**

- A. The Contractor shall guarantee the quality of all work and the quality of the equipment and materials in accordance with the provisions of the General Conditions and Special Conditions. Should any defects occur during this period, the Contractor shall promptly repair or replace defective items as directed by the Architect, without cost to the Owner.
- B. Contractor shall be responsible for damage to any part of premises during guaranteed period caused by leaks or breaks in work furnished and/or installed under this Section.

### **3.21 TESTING**

- A. Test all ductwork, equipment, piping, and systems as called for in the Specifications. Notify Architect and inspection authorities prior to testing so that they may be witnessed. Protect all personnel and equipment during testing.

### **3.22 OPENINGS**

- A. Locating and sizing of all openings for ductwork and piping through walls, roof, etc. shall be done under this Division. Framing of openings shall be done by the respective trades in whose work the opening is made.

### **3.23 CLEAN-UP**

- A. During the course of work under this Division, all rubbish, debris, surplus materials, tools, etc. resulting from this work shall be removed from work area and shall be disposed of off-site at the end of each working day. The Owner's premises shall be left clean and in a condition acceptable to the Architect.
- B. Clean all work installed under this Contract to satisfaction of Owner.
- C. Remove debris and trash from ductwork, fan units, and all air handling equipment. Vacuum clean fan housing, coils, and ducts in vicinity of openings before grilles and registers are installed. Replace construction filters with new filters prior to project completion.

### **3.24 ACCEPTANCE TESTING**

- A. Equipment and systems requiring acceptance testing certification for Code Compliance shall have Certificate of Acceptance completed and submitted to enforcement agency. See Drawings for equipment and systems requiring acceptance certification. Tests shall be performed by Certified Mechanical Acceptance Test Technician. Contractor shall be responsible for procuring the required test forms from the California Energy Commission website.



**3.25 OPERATING INSTRUCTIONS AND OPERATOR TRAINING**

- A. Provide the services of factory-trained specialists to supervise the operation of all equipment and train the Owner's operating and maintenance personnel.
- B. Instruct the Owner's operating personnel in the basis of design, the available documentation, the proper starting sequences, operation, shut-down, minor adjustments, troubleshooting, recommended spare parts, and regular maintenance procedures.
- C. Submit training agenda, schedule and list of representatives to the Owner for review ten (10) days prior to training. Confirm attendance at training by sign-in sheet. At a minimum, the training agenda shall cover all items required to be provided in the operating and maintenance manuals.

**3.26 OPERATING AND MAINTENANCE MANUALS**

- A. Provide operating instructions and maintenance manuals for all equipment and material furnished under this Division.
- B. Provide the following equipment and maintenance information where applicable:
  - 1. Systems and Equipment Controls – describe sequence of operation and diagram controls as required.
  - 2. Identifying equipment manufacturer, product name, and model number.
  - 3. Locations.
  - 4. Wiring Diagrams.
  - 5. Lubrication Charts.
  - 6. Manufacturer's recommended operating and maintenance instructions, with all non-applicable information deleted.
  - 7. Assembly and disassembly instructions.
  - 8. Startup procedures.
  - 9. Routine and normal operating instructions.
  - 10. Normal and emergency shutdown instructions.
  - 11. Troubleshooting diagnostic instructions.
  - 12. Parts list and recommended spare parts including name and address of source of supply.
- C. Contractor must start compiling above data immediately upon approval of submittals for equipment and materials.
- D. Submit one (1) electronic copy of operating and maintenance manuals, indexed and bookmarked, for review by Architect/Engineer.
- E. Submit three (3) complete sets of bound hard copies of operating and maintenance manuals, and one (1) electronic copy to Owner within thirty (30) days of issuance of final occupancy permit.

**END OF SECTION**

## **SECTION 23 05 00**

### **HEATING, VENTILATING, AIR CONDITIONING**

#### **PART 1 – GENERAL**

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, Division 01, and Division 23 Sections apply to this Section.

##### **1.2 SCOPE OF WORK**

- A. Provide labor, materials, equipment, and services to furnish and install complete mechanical systems which shall include, but not limited to equipment, ductwork, piping, accessories, insulation, and supports.

##### **1.3 SUBMITTALS**

- A. Submit for review, within fifteen (15) days after signing Contract, the required number of copies of a complete list of materials proposed for use. This list includes:
  - 1. Packaged Air Conditioners.
  - 2. Split System.
  - 3. Fans.
  - 4. Roof Hoods and Caps.
  - 5. Filters.
  - 6. Refrigerant Piping.
  - 7. Mechanical Supports.
  - 8. Controls.
- B. No substitute materials or equipment shall be installed without the written approval of the Architect.
- C. No increase in the contract price will be considered to accommodate the use of alternative equipment, including revisions required by other trades.
- D. Submit test reports on all systems tested. Tests required by Authorities Having Jurisdiction over the work shall be submitted on appropriate forms to the satisfaction of such authorities.

#### **PART 2 – PRODUCTS**

##### **2.1 HVAC EQUIPMENT**

- A. See Schedules on Drawings for equipment data. Furnish and install all equipment in accordance with Drawings, manufacturer's recommendations, and all applicable codes.

## **2.2 FILTERS**

- A. Filters shall be 2"-thick of size and number required for equipment and selected for 300 FPM velocity.
- B. Filters shall be throwaway type, Class 2 UL listed.
- C. Filters shall be minimum MERV 13 based on ASHRAE Standard 52.2 test method.

## **2.3 ROOF HOODS AND CAPS**

- A. Roof hoods shall be of size, type, and capacity noted on Drawings.
- B. Roof caps for exhaust shall be of size required for duct dimensions noted on Drawings.
- C. Roof hood and cap housing shall be constructed of heavy gauge galvanized steel and shall be fully weatherproof and painted with name. Cap and hood shall be reinforced to prevent oil canning and deflecting in high winds. Roof caps and hoods shall be complete with bird screen and roof curb. Distance of hood from roof shall be 18" unless otherwise noted on Drawings.

## **2.4 REFRIGERANT PIPING**

- A. Refrigerant line kits: Soft-annealed copper suction and liquid lines factory cleaned, dried, pressurized, and sealed. Factory insulated lines with flared fittings at both ends. Mueller Streamline Co., JMF Company, or approved equal.
- B. Refrigerant pipe insulation shall be minimum 1" thick flexible closed cell elastomeric foam complying with ASTM C543 with UV retardant, and resistant to mold and mildew. Outdoor piping shall have insulation covered with .016 inch thick aluminum jacket.
- C. Refrigerant pipe insulation shall meet requirements of California Energy Code Section 120.3.

## **2.5 HANGERS AND SUPPORTS**

- A. Subject to compliance with requirements, provide products by one of the following manufacturers or other approved equal:
  - 1. B-Line.
  - 2. Mason West.
  - 3. Unistrut.
  - 4. Power Strut.
  - 5. Hilti.
- B. Qualify welding processes and operators according to ASME Boiler and Pressure Vessel Code. Comply with AWS D1.1 procedures for field welding.
- C. Duct attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.

## **2.6 SLEEVES**

- A. Construct sleeves for pipes passing through walls, floors, partitions, hung or furred ceilings, etc. of minimum 18 gage galvanized steel, flanges on each side of wall, partition, hung or furred ceiling, etc.
- B. Provide standard weight galvanized steel pipe sleeves with welded anchor flanges at foundation walls and reinforced concrete or masonry walls.
- C. Provide 20 gage galvanized sheet metal sleeves for round ductwork passing through masonry or concrete construction. Rectangular ductwork shall be provided with framed openings through floor and wall construction.
- D. Install escutcheons at exposed piping through floors, ceilings, walls and partitions in finished areas, within cabinets and millwork, and piping through all fire-rated separations.

## **2.7 CONTROLS**

- A. (E) Pelican thermostats shall be re-used.
- B. If indicated on Drawings, provide thermostats by specified manufacturer.
- C. Thermostats shall comply with latest edition of California Energy Code for demand responsive capabilities and occupancy monitoring if required.
- D. Control wiring shall be installed per manufacturer's instructions and wiring diagrams. Wiring in walls and exposed spaces shall be in conduit and in accordance with Division 26. Wiring above ceiling shall be plenum rated cable complying with NFPA 70.

## **2.8 PAINTING**

- A. See Division 09 for painting.
- A. Prime and paint diffuser boot and duct interiors where visible through grilles with a matte black finish.
- B. Prime and paint exposed ductwork, supports, and registers where required by the Architect.
- C. Prime and paint louver or grille interiors where required by the Architect.

## **PART 3 – EXECUTION**

### **3.1 EXAMINATION**

- A. Examine areas and conditions for compliance with requirements for installation clearances, tolerances and other conditions affecting performance of work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### **3.2 EQUIPMENT INSTALLATION**

- A. Equipment shall be installed level, on curbs or supports as required and/or indicated on Drawings and in accordance with manufacturer's instructions and recommendations.

- B. Equipment shall be installed in locations shown and as complete assemblies with adequate service clearances for access and maintenance as required by codes and equipment installation manuals.

### **3.3 REFRIGERANT PIPING INSTALLATION**

- A. Refrigerant pipe installation shall comply with latest editions of ASHRAE 15 and ASME B31.5.
- B. Install piping in accordance with manufacturer's instructions and good practices.
- C. Install piping adjacent to unit to allow access to unit for service and maintenance.
- D. Where required, provide or install additional refrigerant charge per equipment manufacturer's requirements. After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
- E. Install piping as short and direct as possible, with a minimum number of joints and fittings.
- F. Route piping in orderly manner, parallel to building structure, and maintain gradient. Group piping whenever practical at common elevations and locations. Install piping to conserve space and avoid interference with use of space.
- G. Slope piping one percent in direction of oil return. Provide suction traps at base of suction risers where required.
- H. Piping shall be cut accurately to measurements established at job site and worked into place without springing or forcing, allowing for proper head room.
- I. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- J. Install sleeves for piping and tubing penetrations of walls, ceilings, and floors. Install escutcheons for piping and tubing penetrations of walls, ceilings, and floors.
- K. Install insulation without and gaps or cracks and use contact adhesive recommended by manufacturer at joints and connections.
- L. When the thickness of insulation is reduced, for example at support hangers, reinforce the reduced thickness with additional insulation.
- M. Seal longitudinal seams and end joints of insulation with manufacturer's recommended adhesive to eliminate openings in insulation. Installation to maintain a continuous vapor barrier.
- N. Where metal jackets are indicated for insulation, install with 2 inch overlap at longitudinal seams and end joints. Overlap longitudinal seams arranged to shed water. Seal end joints with weatherproof sealant recommended by insulation manufacturer. Secure jacket with stainless steel bands 12 inches on center at end joints.

### **3.4 HANGERS AND SUPPORTS INSTALLATION**

- A. All equipment, plenums, registers, ductwork, and piping shall be securely anchored to building structure and seismically braced as required by the Drawings and Specifications. Comply with OSHPD Preapproval of Manufacturer's Certification OPM-0043-13 and OPM-0052-13, and the California Building Code.
- B. Comply with SMACNA HVAC Duct Construction Standards – Metal and Flexible for hanger rod or sheet metal strap sizes and spacing for duct supports.
- C. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.
- D. Install lateral bracing with pipe hangers and supports to prevent swaying.
- E. Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.
- F. Install hangers and supports to allow controlled thermal and seismic movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.
- G. Install hangers and supports to provide indicated pipe slopes.
- H. Adjust hangers to distribute loads equally on attachments.
- I. Trim excess length of continuous-thread hanger and support rods to 1 1/2 inches.
- J. Perform all welding in accordance with standards of the American Welding Society. Clean surfaces of loose scale, rust, paint or other foreign matter and properly align before welding. Use wire brush on welds after welding.

### **3.5 TESTING**

- A. Comply with more stringent of system manufacturer's requirements and requirement indicated herein.
- B. Provide the Architect with certified copies of the test results in written format. At a minimum include the date of the test, witnesses present, sections tested, length of tests, starting and final pressures.
- C. After completion of refrigerant piping installation, pressurize piping systems to a test pressure of not less than 600 psig using dry nitrogen.
- D. Successful testing shall maintain the test pressure for a continuous and uninterrupted period of 24 hours.
- E. After completion of pressure testing evacuate piping systems using a vacuum pump with a check valve. Maintain test pressure per manufacturer's requirements for a continuous and uninterrupted period of one (1) hour.
- F. Prepare and submit test reports to the Architect for project record.

- G. Charge the refrigerant piping system following system manufacturer's written instructions. Total refrigerant charge shall be recorded and permanently displayed at the system's outdoor unit.

### **3.6 ADJUSTING**

- A. Adjust equipment and components to function smoothly, and lubricate as recommended by manufacturer.
- B. Adjust initial temperature setpoints. Adjust initial airflow settings and discharge airflow patterns.
- C. Set field adjustable switches and circuit breaker trip ranges according to manufacturer's written instructions.

### **3.7 FIELD QUALITY CONTROL**

- A. Engage a factory authorized service representative to inspect field assembled components and equipment installation, including piping and electrical connections. Provide a written report of inspection to the Architect.
- B. Engage a factory authorized service representative to perform startup service. Complete installation and startup checks according to manufacturer's written instructions. Provide completed startup sheets for each piece of equipment to the Architect.

### **3.8 TRAINING AND O&MS**

- A. Refer to Section 23 00 00 Mechanical General Requirements and Division 01 for Training requirements, Operating and Maintenance Manuals, and other Closeout procedures.

**END OF SECTION**

## **SECTION 23 05 93**

### **TESTING, ADJUSTING, AND BALANCING FOR HVAC**

#### **PART 1 – GENERAL**

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, Division 01, Division 22, and Division 23 Specification Sections, apply to this Section.

##### **1.2 WORK INCLUDED**

- A. Test and balance air distribution systems.

##### **1.3 QUALITY ASSURANCE**

- A. Work shall be performed by independent testing agency certified by AABC or NEBB. Work shall be performed by qualified technicians and trained personnel, using instruments certified accurate to its limits.
- B. Use standard forms from AABC's National Standards for Testing, Adjusting and Balancing or NEBB's Procedural Standards for Testing, Adjusting and Balancing.
- C. Calibrate instruments at least every twelve months or more frequently if required by the instrument manufacturer.

##### **1.4 COORDINATION**

- A. Coordinate efforts of HVAC controls installers, and other mechanics to operate HVAC systems and equipment to support and assist with testing, adjusting, and balancing activities.
- B. Check for and report defects or deficiencies that may affect balancing.
- C. Mechanical Contractor shall advise Balancing Contractor of changes made to the system during construction.
- D. Mechanical Contractor shall install test holes or wells complete with removable and replaceable plugs or caps, dampers as specified on Drawings and where required by Balancing Contractor to obtain final system balance.
- E. Mechanical Contractor shall make any changes in the pulleys, belts, and dampers, or the addition of dampers for the correct balance as recommended by Balancing Contractor at no additional cost to the Owner.
- F. Controls Contractor shall cooperate with and work with the Balancing Contractor when setting damper linkages, minimum outside air dampers, and other air volume devices, and shall be available for readjusting of dampers, devices or controls.

##### **1.5 SUBMITTALS**

- A. Within 30 days of Contractor's Notice to Proceed, submit the following documents:



1. TAB agency and team member qualifications.
  2. Strategies and procedures plan.
  3. Sample report forms intended for use on this project.
  4. Instrument calibration reports.
- B. Submit final, completed balance report prior to request for final mechanical observation of the project.

## **PART 2 – PRODUCTS**

### **2.1 INSTRUMENTS**

- A. Utilize test instruments and equipment of type, precision, and capacity as recommended in the AABC or NEBB standards.
- B. Instruments for testing and balancing of air and hydronic systems shall have been calibrated within a period of 6 months and verified for accuracy prior to start of work.

## **PART 3 – EXECUTION**

### **3.1 EXAMINATION**

- A. Prior to construction, examine the Contract Documents to become familiar with the project requirements and to discover conditions in the systems' designs that may preclude proper testing, adjusting and balancing of systems and equipment.
- B. Examine system and equipment installations to verify that balancing devices are properly installed and accessible for effective balancing.
- C. Recommend adjustments and/or corrections to mechanical equipment and hydronic and air distribution systems that are necessary for proper balancing of systems.

### **3.2 GENERAL PROCEDURE**

- A. Perform testing and balancing procedures on each system according to procedures contained in AABC or NEBB standards.
- B. Testing and balancing shall not begin until system has been completed and is in full working order.
- C. Cut insulation, ducts, pipes, and equipment cabinets for installation or test probes to the minimum extent necessary for balancing procedures. After testing and balancing, close probe holes and patch insulation with new materials identical to those removed. Restore vapor barrier and finish according to insulation Specifications for this project.
- D. Permanently mark settings on valves, splitters, dampers, and other adjustment devices.
- E. Balance to a maximum measured flow deviation from specified values of plus or minus 10 percent at terminal devices and outlets, and plus or minus 5 percent at equipment.
- F. At final inspection, recheck random selections of data recorded in report to verify balance has not been disrupted.

### 3.3 AIR SYSTEMS PROCEDURE

- A. Execute air systems balancing for each air system in accordance with AABC or NEBB standards and as described herein.
- B. Conduct tests with supply, return and exhaust systems operating and doors and windows closed or in their normal operating condition.
- C. Construction filters shall be removed before testing and balancing. Tests shall be done with final filters installed. Allowances shall be made for air filter resistance at time of tests. The main air supplies shall be set with filter resistance midway between clean and dirty filters.
- D. Test and adjust fan or blower speed to design requirements.
- E. Test and record motor full load amps. Record each installed motor manufacturer and motor efficiency.
- F. Traverse main supply air ducts, using a pitot tube and manometer.
- G. Submit data in support of fan deliveries by the following methods:
  - 1. By summation of the air quantity readings at inlets or outlets.
  - 2. By duct traverse of main ducts.
- H. Test and record required and measured system static pressures; filter differential, coil differential and fan total static pressure.
- I. Test and adjust systems for design recirculated airflow rates.
- J. Test and adjust system for outside airflow rates. Measure and adjust outside airflow rates for all fan speeds.
- K. Test and record entering and leaving air temperatures.
- L. Inspect and confirm all fire dampers are open, all smoke dampers and fire/smoke dampers are in the correct positions, all duct access doors are closed and fire damper fusible links are accessible.
- M. Adjust zones to proper design supply, return, and exhaust flow rates.
- N. Test and adjust each air inlet and air outlet and transfer duct to within 10 percent of design requirements.
- O. Adjust diffusers, grilles and registers to minimize drafts, dumping, and to prevent short circuiting between supply and return outlets.
- P. Vary total system airflow rates by adjustment of fan speeds. Vary branch air quantities by damper regulation.
- Q. Record installed fan drive assemblies; fans sheaves, motor sheaves, belts and motors.

- R. The final balanced condition of each area shall include testing and adjusting of pressure conditions. Test and record building pressurization levels in variable volume systems throughout full range of fan delivery rates, under both heating and cooling conditions. For multi-story buildings, test pressure conditions at ground, intermediate and upper levels. Front doors, stair and vestibule doors, exits and elevator shafts shall be checked for airflow so that leakage does not cause excessive or abnormal pressure conditions. Document abnormal building leakage conditions noted.
- S. Complete balancing to achieve positive building pressure unless otherwise instructed. A positive pressure relative to outside of 0.02 inch wg minimum and 0.05 inch wg maximum shall be achieved, measure with negligible outside wind velocity.
- T. Test and adjust each power exhaust fan to achieve building pressure requirements.

### **3.4 ACCEPTANCE**

- A. Mechanical systems shall not be considered ready for final inspection until balancing results acceptable to the Architect are obtained.
- B. If it is found that specified airflows cannot be achieved on portions of the system, the actual conditions shall be reported to the Architect for consideration of corrective action.

### **3.5 BALANCE REPORT**

- A. General: Prepare a certified written report; tabulate and divide the report into separate sections for tested systems and balanced systems.
- B. General Report Data: In addition to form titles and entries, include the following data:
  - 1. Title page.
  - 2. Name and address of the TAB firm and specialist.
  - 3. Project name.
  - 4. Project location.
  - 5. Architect's name and address.
  - 6. Engineer's name and address.
  - 7. Contractor's name and address.
  - 8. Report date.
  - 9. Signature of TAB supervisor who certifies the report.
  - 10. Summary of contents including the following:
    - a. Design versus final performance.
    - b. Notable characteristics of systems.
    - c. Description of system operation sequence if it varies from the Contract Documents.
- C. Report shall be indexed as follows:
  - 1. Air

- a. Summary.
- b. Procedure.
- c. Instrumentation.
- d. Drawings.
- e. Equipment Summary.
- f. Fan Sheets.
- g. Fan Curves.
- h. Fan Profile Data.
- i. Static Data.
- j. Traverse Data and Schedule.
- k. Terminal Unit Summary.
- l. Outlet Data Summary and Schematics (per system).
- m. Building Pressurization Data.

**END OF SECTION**

## **SECTION 23 08 00**

### **COMMISSIONING OF HVAC SYSTEMS**

#### **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.
- B. The General Conditions, any Supplementary Conditions, Section 23 05 00, Heating Ventilation and Air Conditioning, and Division 01 are hereby a part of this Section as fully as if repeated herein.

##### **1.2 SCOPE OF WORK**

- A. Work includes performing commissioning process requirements for HVAC systems including mechanical controls, assemblies, and equipment.
- B. Refer to Section 01 91 00 General Commissioning Requirements for general commissioning process requirements.

##### **1.3 DEFINITIONS**

- A. See 01 91 00 General Commissioning Requirements for definitions.

##### **1.4 CONTRACTOR'S RESPONSIBILITIES**

- A. See 01 91 00 General Commissioning Requirements for contractors' and subcontractors' responsibilities.
- B. Provide training on each piece of commissioned equipment. See 01 91 00 for training details.

##### **1.5 CA RESPONSIBILITIES**

- A. See 01 91 00 General Commissioning Requirements for CA responsibilities

##### **1.6 COMMISSIONING DOCUMENTATION**

- A. Provide the following information to the CA for inclusion in the commissioning plan:
  - 1. Identification of installed systems, assemblies, equipment, and components including design changes that occurred during the construction phase.
  - 2. Schedule for completing construction checklists and manufacturer's prestart and startup checklists for HVAC systems, assemblies, equipment, and components to be commissioned.
- B. Provide the following as discussed in Section 01 91 00, General Commissioning Requirements to General Contractor:

1. Completed system readiness checklist for each piece of commissioned equipment. Completion of system readiness checklist, O&M manual start-up checklist, and any manufacturer provided field start-up checklists.
2. Verification to GC readiness certifying that HVAC systems, subsystems, equipment, and associated controls are ready for functional testing.
3. Corrective action documents resulting from issues in the Commissioning Issues Log or deficiencies found from completing the start-up plan.

## **1.7 SUBMITTALS**

- A. Updated submittals: keep the CA informed of all changes to the control system documentation made during programming and setup.
- B. Certificates of readiness (completion of the system readiness checklist) to General Contractor for review by CA.
- C. Written training plan for review by A/E and CA prior to training. See Section 01 91 00 General Commissioning Requirements for specific items to be included in the training plan.
- D. Provide O&M manuals to GC for submission to CA. These are required prior to development of the system readiness checklists.

## **PART 2 – PRODUCTS**

### **2.1 TEST EQUIPMENT**

- A. Provide all standard testing equipment required to perform startup and initial checkout and required functional performance testing.
- B. Equipment-specific tools: where special testing equipment, tools and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or functional testing, provide such equipment, tools, and instruments as part of the work at no extra cost to owner; such equipment, tools, and instruments are to become the property of owner.

## **PART 3 – EXECUTION**

### **3.1 PARTICIPATION**

- A. The contractor shall provide skilled technicians to startup and debug all systems. These same technicians shall be made available to assist the Commissioning Authority in completing the commissioning program. Contractor(s) shall ensure that the qualified technician(s) are available and present during the agreed upon schedules to complete the necessary tests, adjustments, and/or problem resolutions.
- B. System performance problems and discrepancies may require additional technician time, Commissioning Authority time, reconstruction of systems, and/or replacement of system components. The additional technician time shall be made available for subsequent commissioning periods until the required system performance is obtained.

### **3.2 TESTING PREPARATION**

- A. Cooperate with the CA in development of the functional test procedures.

- B. Certify that HVAC systems, subsystems, and equipment have been installed, calibrated, and started and are operating according to the Contract Documents.
- C. Certify that HVAC instrumentation and control systems have been completed and calibrated, that they are operating according to the Contract Documents, and that pretest set points have been recorded.
- D. Certify that testing, adjusting, and balancing procedures have been completed and that testing, adjusting, and balancing reports have been submitted, discrepancies corrected, and corrective work approved.
- E. Set systems, subsystems, and equipment into operating mode to be tested (e.g., normal shutdown, normal auto position, normal manual position, unoccupied cycle, emergency power, and alarm conditions) as required in functional testing.
- F. Provide test holes in ducts and plenums where directed by testing and balance subcontractor to allow air measurements and air balancing. Provide approved plugs.
- G. Provide temperature and pressure taps according to contract documents for testing and balance, and commissioning tests.
- H. Provide input to GC on construction schedule to include division pipe and duct system testing, flushing, and cleaning. Provide input on equipment start-up and testing and balance schedule to GC. Notify the CA when these items are scheduled.
- I. Check safety cutouts, alarms, and interlocks with smoke control and life-safety systems during each mode of operation.
- J. Testing Instrumentation: Install measuring instruments and logging devices to record test data as directed by the CA.
- K. Certify that all related A/E punch list items are complete prior to commencing functional tests.
- L. Correct deficiencies found from completing the start-up plan prior to conducting functional tests.
- M. Provide full points list and keep CA informed of changes in list during programming and setup.

### **3.3 TESTING AND BALANCE VERIFICATION**

- A. Prior to performance of testing and balancing work, provide copies of reports, sample forms, checklists, and certificates to the CA.
- B. Notify the CA at least ten (10) days in advance of testing and balancing Work, and provide access for the CA to witness testing and balancing Work.
- C. Provide technicians, instrumentation, and tools to verify testing and balancing of HVAC systems at the direction of the CA.
- D. Provide a qualified control system technician to operate the controls to assist the TAB technicians or provide sufficient training for the TAB technicians to operate the system without assistance.

- E. The CA will notify testing and balancing Subcontractor five (5) days in advance of the date of field verification.
- F. The testing and balancing subcontractor shall use the same instruments (by model and serial number) that were used when original data were collected.
- G. Failure of an item includes not meeting acceptance criteria as discussed in 23 05 93 Testing, Adjusting, and Balancing for HVAC. Failure of more than 10 percent of selected items shall result in rejection of final testing, adjusting, and balancing report.
- H. Remedy the deficiency and notify the CA so verification of failed portions can be performed

### **3.4 GENERAL TESTING REQUIREMENTS**

- A. System readiness checklists and functional test forms will be provided by CA, and executed by installing subcontractors. System readiness checklists are part of the start-up plan that will be provided by the CA to the GC. The GC will distribute the forms and ensure their completion prior to submitting back to the CA for review.
- B. CA will oversee execution of the functional tests. Functional tests are provided early to obtain any comments or suggestions.
- C. Provide installing technicians, instrumentation, and tools to perform commissioning test at the direction of the CA.
- D. Provide skilled technicians who are familiar with this building to execute the functional tests as directed by the CA.
- E. Scope of HVAC testing shall include entire HVAC installation, from central equipment for heat generation and air conditioning through distribution systems to each conditioned space. Testing shall include measuring capacities and effectiveness of operational and control functions.
- F. Test all operating modes, interlocks, control responses, and responses to abnormal or emergency conditions, and verify proper response of building automation system controllers and sensors.
- G. Tests will be performed using design conditions whenever possible.
- H. Simulated conditions may need to be imposed using an artificial load when it is not practical to test under design conditions. Before simulating conditions, calibrate testing instruments. Provide equipment to simulate loads. Set simulated conditions as directed by the CxA and document simulated conditions and methods of simulation. After tests, return settings to normal operating conditions.
- I. The CA may direct that set points be altered when simulating conditions is not practical.
- J. The CA may direct that sensor values be altered when design or simulating conditions and altering set points are not practical.
- K. If tests cannot be completed because of a deficiency outside the scope of the HVAC system, document the deficiency and report it to the CM and GC. After deficiencies are resolved, coordinate with CA to reschedule tests.



- L. Installing subcontractor shall be present during all functional tests, whether sub-contractor's equipment is directly involved with the test or not. This is to speed the process of problem resolution as they are discovered during the testing process.

### **3.5 HVAC SYSTEMS, SUBSYSTEMS, AND EQUIPMENT TESTING PROCEDURES**

- A. HVAC Instrumentation and Control System Testing: Field testing plans and testing requirements are specified in mechanical drawings and functional tests (provided by CA) during construction phase.
- B. HVAC Distribution System Testing: Provide technicians, instrumentation, tools, and equipment to test performance of air distribution systems; including HVAC terminal equipment and unitary equipment.
- C. See 01 91 00 General Commissioning Requirements for contractor's retesting procedures.

### **3.6 CONTROL SYSTEM TESTING PROCEDURES**

- A. Provide a skilled technician who is familiar with this building to execute the functional tests as directed by the CA.
- B. Demonstrate the following to the CA during testing of controlled equipment:
  - 1. Setpoint changing features and functions
  - 2. Sensor calibrations
  - 3. Specified functions and features are set up, debugged, and fully operable
  - 4. Graphic screens and value readouts are completed

### **3.7 TRAINING**

- A. Provide training on each piece of commissioned equipment. See 01 91 00 and Division 23 for training details.

**END OF SECTION**

**SECTION 26 05 00**

**GENERAL ELECTRICAL REQUIREMENTS**

**PART 1 – GENERAL**

**1.01 Description of Work:**

- A. The work of this Section consists of providing all required labor, supervision, materials and equipment to satisfactorily complete all electrical installations that are shown on the Drawings, included in these specifications, or otherwise needed for a complete and fully operating facility.
- B. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.

**1.02 Related Work:**

- A. This Section provides the basic Electrical Requirements which supplement the General Requirements of Division 01 and apply to all Sections of Division 26.

**1.03 Submittals:**

- A. As specified in Division 01. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of cataloged products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site. Partial submittals are not acceptable and will be returned without review. Furnish manufacturer's name, trade name, catalog model or number, nameplate data, size, layout dimensions, capacity, project specification and paragraph reference, applicable Federal, Industry and Technical Society Publication References, and years of satisfactory service of each item required to establish contract compliance. Photographs of existing installations and data submitted in lieu of catalog data are not acceptable and will be returned without approval.
- B. Organize submittals for equipment and items related to each specification section together as a package.
- C. Proposed substitutions of products will not be reviewed or approved prior to awarding of the Contract.
- D. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.
- E. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.
- F. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.

#### 1.04 Quality Assurance:

- A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions following applicable codes:
  - 1. California Electrical Code (CEC).
  - 2. Occupational Safety and Health Act (OSHA) standards.
  - 3. All applicable local codes, rules and regulations.
  - 4. Electrical Contractor shall possess a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.
- B. Variances: In instances where two or more codes are at variance, the most restrictive requirement shall apply.
- C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI), Electronics Industries Association (EIA), Institute of Electrical and Electronics Engineers (IEEE), and National Electrical Manufacturers Association (NEMA).
- D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all equipment required by the NEC to have such labels.
- E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.
- F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

#### 1.05 Contract Documents:

- A. Drawings and Specifications:
  - 1. In the case of conflict between the drawings and specifications, the specifications shall take precedence.
  - 2. Drawings and specifications are intended to comply with all law, ordinances, rules and regulations of constituted authorities having jurisdiction, and where referred to in the Contract Documents, said laws, ordinance, rules and regulations shall be considered as a part of said Contract Documents within the limits specified. The Contractor shall bear all expenses of correcting work done contrary to said laws, ordinance, rules and regulations if the Contractor knew or should have known that the work as performed is contrary to said laws, ordinances, rules and regulations and if the Contractor performed same (1) without first consulting the Architect for further instructions regarding said work and/or (2) disregarded the Architect's instructions regarding said work.

- B. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.
1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation.
  2. Review the Drawings and Specification Divisions of other trades and perform the electrical work that will be required for those installations.
  3. Should there be a need to deviate from the Electrical Drawings and Specifications, submit written details and reasons for all changes to the Architect for approval.
  4. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect.
  5. All drawings and divisions of these specifications shall be considered as whole. The contractor shall report any apparent discrepancies to the Architect prior to submitting bids.
  6. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

1.06 Closeout Submittals:

- A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 01.

1.07 Coordination:

- A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect.
- B. Provide and install all trenching, backfilling, conduit, pull boxes, splice boxes, etc. for all Utility Company services to the locations indicated on the Drawings. All materials and construction shall be in accordance with the requirements for all the Utility Companies. Prior to performing any work, the Electrical Contractor shall coordinate with the various Utility Companies and obtain utility company engineering drawings. Verify that all such work and materials shown on the Drawings are of sufficient sizes and correctly located to provide services on the site. The Electrical Contractor shall verify with all the Utility Companies that additional contractor furnished and installed work is not required. If additional work, materials, or changes are required by any of the Utility Companies, the Electrical Contractor shall advise the Architect of such changes and no further work shall then be performed until instructed to do so by the Architect. The Electrical Contractor shall coordinate with the various Utility Companies to schedule inspections and to obtain service connections.

- C. The Electrical Contractor shall schedule all utility work necessary for utility inspections, connections, cable installation, etc. for the new electrical service to meet the construction schedule.
- D. Utility Company charges shall be paid by the Owner.
- E. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.
- F. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.
- G. When two trades join together in an area, make certain that no electrical work is omitted.

1.08 Job Conditions:

- A. Operations: Perform all work in compliance with Division 01
  - 1. Keep the number and duration of power shutdown periods to a minimum.
  - 2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.
  - 3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.
- B. Construction Power: Unless otherwise noted in Division 01 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power [from the owner's on site source. Energy costs shall be paid for by the Owner.
- C. Storage: Provide adequate storage for all equipment and materials which will become part of the completed facility so that it is protected from weather, dust, water, or construction operations.

1.09 Damaged Products:

- A. Notify the Architect in writing in the event that any equipment or material is damaged. Obtain approval from the Architect before making repairs to damaged products.

1.10 Locations:

- A. General: Use equipment, materials and wiring methods suitable for the types of locations in which they are located.
- B. Dry Locations: All those indoor areas which do not fall within the definition below for Wet Locations and which are not otherwise designated on the Drawings.
- C. Wet Locations: All locations exposed to the weather, whether under a roof or not, unless otherwise designated on the Drawings.

1.11 Safety and Indemnity:

- A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. to prevent accidental injury to people or damage to property.
- B. No act, service, drawing review or construction review by the Owner, the Engineer or their Consultants is intended to include reviews of the adequacy of the Contractors safety measures in or near the construction site.
- C. The Contractor performing work under this Division of the Specifications shall hold harmless, indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.
- D. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurum Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

1.12 Access Doors:

- A. The contractor shall install access panels as required where floors, walls or ceilings must be penetrated for access to electrical, control, fire alarm or other specified electrical devices. The minimum size panel shall be 14" x 14" in usable opening. Where access by a service person is required, minimum usable opening shall be 18" x 24".
- B. All access doors installed lower than 7'-0" above finished floor and exposed to public access shall have keyed locks.
- C. Where specific information or details relating to access panels differ from Division 26 paragraph 1.12 of these specifications, or shown on the electrical drawings and details or under other Divisions of work, those requirements shall supersede these specifications.

1.13 Arc Flash:

- A. The contractor shall install a clearly visible arc flash warning to the inside door of all panelboards and industrial control panels, as well as to the front of all switchboards and motor control centers that are a part of this project.
- B. The warning shall have the following wording: line 1 "WARNING" (in large letters), line 2 "Potential Arc Flash Hazard" (in medium letters), line 3 & 4 "Appropriate Personal Protective Equipment and Tools required when working on this equipment".

1.14 Emergency Boxes:

- A. All boxes and enclosures for emergency circuits shall be permanently marked with a readily visible red spray painted mark.

PART 2 - PRODUCTS

2.01 Standard of Quality:

- A. Products that are specified by manufacturer, trade name or catalog number establish a standard of quality and do not prohibit the use of equal products of other manufacturers provided they are established to be equal to the specified product and approved by the Architect prior to installation.
- B. Material and Equipment: Provide materials and equipment that are new and are current products of manufacturers regularly engaged in the production of such products. The standard products shall have been in satisfactory commercial or industrial use for two years prior to bid opening. The two-year period includes use of equipment and materials of similar size under similar circumstances. For uniformity, only one manufacturer will be accepted for each type of product.
- C. Service Support: Submit a certified list of qualified permanent service organizations including their addresses and qualification for support of the equipment. These service organizations shall be convenient to the equipment installation and able to render service to the equipment on a regular and emergency basis during the warranty period of the contract.
- D. Manufacturer's Recommendations: Where installation procedures are required to be in accordance with manufacturer's recommendations, furnish printed copies of the recommendations prior to installation. Installation of the item shall not proceed until recommendations are received. Failure to furnish recommendation shall be cause for rejection of the equipment or material.

2.02 Nameplates:

- A. For each piece of electrical equipment, provide a manufacturer's nameplate showing his name, location, the pertinent ratings, the model designation, and shop order number.
- B. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal block style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.

2.03 Fasteners:

- A. Fasteners for securing equipment to walls, floors and the like shall be either hot-dip galvanized after fabrication or stainless steel.

2.04 Finish requirements:

- A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory, to the satisfaction of the Architect.
- B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the color of the surface to which they are affixed.

PART 3 - EXECUTION

3.01 Workmanship:

- A. Ensure that all equipment and materials fit properly in their installation.
- B. Perform any required work to correct improperly fit installation at no additional expense to the owner.
- C. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-1 Standard Practices for Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.

3.02 Equipment Installations:

- A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials to their supports.
- B. Do all the cutting and patching necessary for the proper installation of work and repair any damage done.
- C. Earthquake restraints: all electrical equipment, including conduits over 2 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC Section 1616A Title 24, part 2 and ASCE7-10, Sections 13.3 and 13.6 and Table 13.6-1.
- D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pach-ometer, or prof-ometer. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.

3.03 Field Test:

- A. Test shall be in accordance with Acceptance testing specifications issued by the National Electrical Testing Association (NETA).
- B. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service. Make additional calibration and adjustments if it is determined later that the initial adjustments are not satisfactory for proper performance. Perform equipment field test for equipment where equipment field tests are specified in the equipment Specifications. Give sufficient notice to the Architect prior to any test so that the tests may be witnessed.



- C. Provide instruments, other equipment and material required for the tests. These shall be of the type designed for the type of tests to be performed. Test instrument shall be calibrated by a recognized testing laboratory within three months prior to performing tests.
- D. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.
- E. Re-testing will be required for all unsatisfactory tests after the equipment or system has been repaired. Re-test all related equipment and systems if required by the Architect. Repair and re-test equipment and systems which have been satisfactorily tested but later fail, until satisfactory performance is obtained.
- F. Maintain records of each test and submit five copies to the Architect when testing is complete. All tests shall be witnessed by the Architect. These records shall include:
  - 1. Name of equipment tested.
  - 2. Date of report.
  - 3. Date of test.
  - 4. Description of test setup.
  - 5. Identification and rating of test equipment.
  - 6. Test results and data.
  - 7. Name of person performing test.
  - 8. Owner or Architect's initials.
- G. Items requiring testing shall be as noted in the additional electrical sections of these specifications.

#### 3.04 Cleaning Equipment:

- A. Thoroughly clean all soiled surfaces of installed equipment and materials.

#### 3.05 Painting of Equipment:

- A. Factory Applied: Electrical equipment shall have factory applied painting system which shall, as a minimum, meet the requirements of NEMA ICS 6 corrosion-resistance test and the additional requirements specified in the technical section.
- B. Field Applied: Paint electrical equipment as required to match finish of adjacent surfaces.

#### 3.06 Records:

- A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. The following requirements shall be complied with:

1. Cable Size and Type: Provide the size and type of each cable installed on project.
2. Substructure: Where the location of all underground conduits, pull boxes, stub ups and etc. where are found to be different than shown, carefully mark the correct location on the Drawings. Work shall be dimensioned from existing improvements.
3. Size of all conduit runs.
4. Routes of concealed conduit runs and conduit runs below grade.
5. Homerun points of all branch circuit.
6. Location of all switchgear, panels, MCC, lighting control panels, pullcans, etc.
7. Changes made as a result of all approved change orders, addendums, or field authorized revisions.
8. As Builds: At the completion of the Work the Contractor shall review, certify, correct and turn over the marked up Drawings to the Architect for his use in preparing "as built" plans.
9. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.

3.07 Clean Up:

- A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

3.08 Mechanical and Plumbing Electrical Work:

- A. The requirements for electrical power and/or devices for all mechanical and plumbing equipment supplied and/or installed under this Contract shall be coordinated and verified with the following:
  1. Mechanical and Plumbing Drawings.
  2. Mechanical and Plumbing sections of these Specifications.
  3. Manufacturers of the Mechanical and Plumbing equipment supplied.
- B. The coordination and verification shall include the voltage, ampacity, phase, location and type of disconnect, control, and connection required. Any changes that are required as a result of this coordination and verification shall be a part of this Contract.
- C. The Electrical Contractor shall furnish and install the following for all mechanical and plumbing equipment:
  1. Line voltage conduit and wiring.
  2. Disconnect switches.
  3. Manual line motor starters.
- D. Automatic line voltage controls and magnetic starters shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical Contractor. When subcontracted for by the Mechanical and/or Plumbing Contractor, all line voltage control wiring

installed by the Electrical Contractor shall be done per directions from the Mechanical and/or Plumbing Contractor.

- E. All low voltage control wiring for Mechanical and Plumbing equipment shall be installed in conduit. Furnishing, installation and connection of all low voltage conduit, boxes, wiring and controls shall be by the Mechanical and/or Plumbing Contractor.
- F. Disconnects (Motor And Circuit)
  - 1. Disconnect switches shall be as manufactured by ITE- Siemens, General Electric or Square D.
- G. Disconnects (Motor: Fused):
  - 1. Disconnect switches shall be provided and located at all motors.
  - 2. Switches for three-phase motors shall be heavy-duty, horsepower rated three-pole, and surface mounted except as noted on drawings.
  - 3. Switches containing more than three poles shall be as specified on the drawings.
  - 4. Switches for single-phase, fractional horsepower motors shall be heavy-duty, horsepower rated.
  - 5. Switches shall be horsepower rated.
- H. Manual motor starters, where required, shall have toggle type operators with pilot light and melting alloy type overload relays, SQUARE D COMPANY, Class 2510, Type FG-1P (surface) or Type FS-1P (flush) or ITE, WESTINGHOUSE or GENERAL ELECTRIC equal.

END OF SECTION

**SECTION 26 05 19**

**LINE VOLTAGE WIRE AND CABLE**

**PART 1 - GENERAL**

**1.01 Description of Work:**

- A. The work of this Section consists of providing all wire and cable rated 600 volts or less, including splices and terminations, as shown on the Drawings and as described herein.

**1.02 Related Work:**

- A. See the following Specification Section for work related to the work in this Section:

- 1. 260542 Conduits, Raceways and Fittings.
- 2. 260533 Junction and Pull Boxes.

**1.03 Quality Assurance**

- A. Field tests shall be performed as specified in paragraph 3.04 of this Section.

**PART 2 - PRODUCTS**

**2.01 Conductors:**

- A. Conductors shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 600 volt rated insulation.
- B. Conductors shall be stranded copper.
- C. Minimum power and control wire size shall be No. 12 AWG unless otherwise noted.
- D. All conductors used on this Project shall be of the same type and conductor material.

**2.02 Cables:**

- A. All individual conductors shall be copper with type THHN/THWN, 600 volt rated insulation.
- D. Insulation Marking - All insulated conductors shall be identified with printing colored to contrast with the insulation color.
- E. Color Coding - As specified in paragraph 3.03.
- F. Special Wiring - Where special wiring is proposed by an equipment manufacturer, submit the special wiring requirements to the Owner's Representative and, if approved, provide same. Special wire shall be the type required by the equipment manufacturer.
- G. Other Wiring - Wire or cable not specifically shown on the Drawings or specified, but required, shall be of the type and size required for the application and as approved by the Owner's Representative.
- H. Manufacturer - Acceptable manufacturers including Cablec, Southwire, or equal.

### 2.03 Terminations:

- A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.
- B. Wire Terminations – Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals selected.
- C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

### 2.04 Tape:

- A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.

## PART 3 - EXECUTION

### 3.01 Cable Installation:

- A. Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 260542 - Conduits Raceway and Fittings.
- B. All line voltage wiring shall be installed in conduit.
- C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer.
- D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.
- E. Cable Pulling - Exercise care in pulling wires and cables into conduit or wireways so as to avoid kinking, putting undue stress on the cables or otherwise abrading them. No grease will be permitted in pulling cables. Only soapstone, talc, or UL listed pulling compound will be permitted. The raceway construction shall be complete and protected from the weather before cable is pulled into it. Swab conduits before installing cables and exercise care in pulling, to avoid damage to conductors.
- F. Bending Radius - Cable bending radius shall be per applicable code. Install feeder cables in one continuous length.
- G. Equipment Grounding Conductors - Provide an equipment grounding conductor, whether or not it is shown on the Drawings, in all conduits or all raceways.
- H. Panelboard Wiring - In panels, bundle incoming wire and cables which are No. 6 AWG and smaller, lace at intervals not greater than 6 inches, neatly spread into trees and connect to their respective terminals. Allow sufficient slack in cables for alterations in terminal connections. Perform lacing with plastic cable ties or linen lacing twine. Where plastic panel wiring duct is provided for cable runs, lacing is not necessary when the cable is properly installed in the duct.

### 3.02 Cable Terminations and Splices:

- A. Splices - UL Listed wirenuts.
- B. Terminations - Shall comply with the following:
  - 1. Make up and form cable and orient terminals to minimize cable strain and stress on device being terminated on.
  - 2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

3.03 Circuit and Conductor Identification:

- A. Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:

<u>VOLTAGE</u>	<u>208/120V</u>	<u>480/277V</u>
Phase A	Black	Brown
Phase B	Red	Orange
Phase C	Blue	Yellow
Neutral	White	Grey
Ground	Green	Green

- B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every location where the conductor is readily accessible.
- C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.

3.04 Field Tests:

- A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral connections.
- B. Insulation Resistance Tests: Perform insulation resistance tests (MEGGER CABLES) on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests before all equipment has been connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more. Submit results for review.
- C. Contractor shall Torque all termination of feeders/circuits where required per CEC and manufacturer labeling requirements at point of connection. Submit results for review.

END OF SECTION

**SECTION 26 05 26**

**GROUNDING**

**PART 1 GENERAL**

1.01 Section Includes:

- A. Conduits, wires, ground rods and other materials for the electrical grounding system.

1.02 Related Sections:

- A. Section 260500 - Electrical General Requirements.

**PART 2 PRODUCTS**

2.01 Ground Rod:

- A. "Copperweld" ground rod conforming to or exceeding requirements of U.L. Specification No. 467 (ANSI C-33.8). Rod shall be 3/4" diameter and 10' in length, unless otherwise noted on the Drawings.

2.02 Below Grade Connections:

- A. Compression fittings, Thomas & Betts, Series 52000, 53000 or 54000 or approved equal.

2.01 Hardware:

- A. Bolts, nuts and washers shall be bronze, cadmium plated steel or other non-corrosive materials, approved for the purpose.

2.04 Waterproof Sealant:

- A. Use Kearney "Aqua Seal" mastic sealant on all below grade clamp or compression type connections.

**PART 3 EXECUTION**

3.01 Grounding and Bonding:

- A. Grounding and bonding shall be as required by codes and local authorities.
- B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal cabinets and outlet boxes.
- C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.
- D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all conduit runs.
- E. All metal parts of pull boxes shall be grounded per code requirements.

Fairlands ES Roofing and HVAC Replacement  
Fairlands Elementary School  
Pleasanton Unified School District  
SFA Project No. 21071

- F. All ground conductors shall be green insulated copper.
- G. The ground system electrodes shall be tested for resistance before the equipment ground conductors are connected. Maximum ground system resistance shall be 25 ohms. Install up to two additional ground rods to meet the 25 ohm requirement. Multiple ground rods shall not be less than 10 feet apart.
- H. Grounding of the panels and buildings shall be completed as indicated on the Drawings.

END OF SECTION



**SECTION 26 05 33**

**OUTLET, JUNCTION AND PULL BOXES**

**PART 1 - GENERAL**

**1.01 Description of Work:**

- A. The work of this Section consists of providing all required labor, supervision, materials and equipment to satisfactorily complete all electrical installations shown on the drawings, included in these Specification, or otherwise needed for a complete and fully operating facility. The work shall include but not be limited to the following:
- B. Furnish and install all required material, supports and miscellaneous material for the satisfactory interconnection of all associated electrical systems.

**1.02 Related Work:**

- A. See the following specification sections for work related to the work of this section.
  - 1. 260500 General Electrical Requirements.
  - 2. 260542 Conduits, Raceway and Fittings.
  - 3. 260519 Line Voltage Wire and Cable.

**PART 2 - PRODUCTS**

**2.01 Outlet boxes, Junction and Pull boxes**

- A. Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required.
- B. Switch boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.
- C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.
- D. Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA I box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.
- E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

## PART 3 - EXECUTION

### 3.01 Outlet Boxes

#### A. General:

1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.
2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.

#### B. Box Layout:

1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.
2. Locate switch outlet boxes on the latch side of doorways.
3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted. Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member.
4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.
5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.

#### C. Supports:

1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.
4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.
5. Outlet and / or junction boxes shall not be supported by grid or fixture hanger wires at any locations.

### 3.02 Junction And Pull Boxes

#### A. General:

1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.
2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.
3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
4. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
5. Identify circuit numbers and panel on cover of junction box with black marker pen.

#### B. Box Layouts:

1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.

#### C. Supports:

1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above.
4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

END OF SECTION

**SECTION 26 05 42**

**CONDUITS, RACEWAYS AND FITTINGS**

**PART 1 - GENERAL**

**1.01 Description of Work:**

- A. The work of this section consists of furnishing and installing conduits, raceways and fittings as shown on the Drawings and as described herein.

**1.02 Related Work:**

- A. See the following specification sections for work related to the work in this section:
  - 1. 260543 Underground Ducts
  - 2. 260544 In Grade Pull Boxes
  - 3. 260519 Line Voltage Wire and Cable
  - 4. 260533 Junction and Pull Boxes

**PART 2 - PRODUCTS**

**2.01 Conduits, Raceways:**

- A. Electrical Metallic Tubing (EMT) shall be hot-dip galvanized after fabrication. Couplings shall be compression or set-screw type.
- B. Flexible Conduit: Flexible metal conduit shall be galvanized steel.
- C. Galvanized Rigid Steel Conduit (GRS) shall be hot-dip galvanized after fabrication. Couplings shall be threaded type.
- D. Rigid Non-metallic Conduit: Rigid non-metallic conduit shall be PVC Schedule 40 (PVC-40 or NEMA Type EPC-40) conduit approved for underground use and for use with 90° C wires.

**2.02 Conduit Supports:**

- A. Supports for individual conduits shall be galvanized malleable iron one-hole type with conduit back spacer.
- B. Supports for multiple conduits shall be hot-dipped galvanized Unistrut or Superstrut channels, or approved equal. All associated hardware shall be hot-dip galvanized.
- C. Supports for EMT conduits shall be galvanized pressed steel single hole straps.
- D. Clamp fasteners shall be by wedge anchors. Shot in anchors shall not be allowed.

## 2.03 Fittings:

- A. Provide threaded-type couplings and connectors for rigid steel conduits; provide steel compression (watertight), or steel set-screw type for EMT, (die-cast zinc or malleable iron type fittings are not allowed). Provide threaded couplings and Meyers hubs for rigid steel conduit exposed to weather.
- B. Fittings for flexible conduit shall be Appleton, Chicago, IL, Type ST, O-Z Gedney Series 4Q by General Signal Corp., Terryville, CT, T & B 5300 series, or approved equal.
- C. Fittings for use with rigid steel shall be galvanized steel or galvanized cast ferrous metal; access fittings shall have gasketed cast covers and be Crouse Hinds Condulets, Syracuse, NY, Appleton Unilets, Chicago, IL, or approved equal. Provide threaded-type couplings and connectors; set-screw type and compression-type are not acceptable.
- D. Fittings for use with rigid non-metallic conduit shall be PVC and have solvent-weld-type conduit connections.
- E. Union couplings for conduits shall be the Erickson type and shall be Appleton, Chicago, IL, Type EC, O-Z Gedney 3-piece Series 4 by General Signal Corp., Terryville, CT, or approved equal. Threadless coupling shall not be used.
- F. Bushings:
  - 1. Bushings shall be the insulated type.
  - 2. Bushings for rigid steel shall be insulated grounding type, O-Z Gedney Type HBLG, Appleton Type GIB, or approved equal.
- G. Conduit Sealants:
  - 1. Fire Retardant Types: Fire stop material shall be reusable, non-toxic, asbestos-free, expanding, putty type material with a 3-hour rating in accordance with UL Classification 35L4 or as specified on the Drawings.

## PART 3 - EXECUTION

### 3.01 Conduit, Raceway and Fitting Installation:

- A. For conduit runs exposed to weather provide rigid metal (GRS).
- B. For conduit run underground, in concrete or masonry block wall and under concrete slabs, install minimum 3/4" size nonmetallic (PVC) with PVC elbows. Where conduits transition from underground or under slab to above grade install wrapped rigid metal (GRS) elbows and risers.
- C. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT.
- D. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.
- E. The minimum size raceway shall be 1/2-inch unless indicated otherwise on the Drawings.

- F. Installation shall comply with the CEC.
- G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not exceed 360 degrees.
- H. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits concealed except where otherwise shown on the drawings.
  - 1. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole clamps.
    - a. Conduits attached to walls or columns shall be as unobtrusive as possible and shall avoid windows. Run all exposed conduits parallel or at right angles to building lines.
    - b. Group exposed conduits together. Arrange such conduits uniformly and neatly.
  - 2. Support all conduits within three feet of any junction box, coupling, bend or fixture.
  - 3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels and straps.
- I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).
- J. Where PVC conduit transitions from underground to above grade, provide rigid steel 90's with risers. Rigid steel shall be half-lap wrapped with 20 mil tape and extend minimum 12" above grade.
- K. Provide a nylon pull cord in each empty raceway.
- L. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.
- M. Slope all underground raceways to provide drainage; for example, slope conduit from equipment located inside a building to the pull box or manhole located outside the building.
- N. Conduits shall be blown out and swabbed prior to pulling wires, or installation of pull cord in empty conduits.

END OF SECTION

**SECTION 26 05 50**

**THROUGH-PENETRATION FIRESTOPPING FOR ELECTRICAL SYSTEMS**

**PART 1 - GENERAL**

**1.1 Related Documents:**

- A. Drawings and Division 0 Specification Section, apply to work specified in this section.

**1.2 Definitions:**

- A. Firestopping: The process of restoring an hourly fire endurance rating back to a fire barrier that lost its rating from an opening created in it.

**1.3 General Description of the Work of This Section:**

Only tested firestop systems shall be used in specific locations as follows:

- A. Penetrations for the passage of cables, conduit, and other electrical equipment through fire-rated vertical barriers (walls and partitions), horizontal barriers (floor/ceiling assemblies), and vertical service shaft walls and partitions.

**1.4 Related Work of Other Sections:**

- A. Coordinate work of this section with work of other sections as required to properly execute the work and as necessary to maintain satisfactory progress of the work of other sections, including (if available):
  - 1. Section 033000 - Cast-In-Place Concrete
  - 2. Section 092116 - Gypsum Drywall Systems
  - 3. Section 260500 - General Electrical Requirements
  - 4. Section 104400 - Fire Protection Specialties

**1.5 References:**

- A. Test Requirements: ASTM E-814, "Standard Method of Fire Tests of Through Penetration Fire Stops" (July 1997).
- B. Underwriters Laboratories (UL) of Northbrook, IL runs ASTM E-814 under their designation of UL 1479 and publishes the results in their "FIRE RESISTANCE DIRECTORY" that is updated annually.
  - 1. UL Fire Resistance Directory:
    - a. Through-Penetration Firestop Devices (XHCR)
    - b. Fire Resistance Ratings (BXUV)
    - c. Through-Penetration Firestop Systems (XHEZ)
    - d. Fill, Voids, or Cavity Material (XHHW)
    - e. Forming Materials (XHKU)
- C. International Firestop Council Guidelines for Evaluating Firestop Systems Engineering Judgments
- D. ASTM E-84, Standard Test Method for Surface Burning Characteristics of Building Materials.

- E. All major building codes: ICBO, SBCCI, BOCA, and IBC.  
(Note to specifier: Retain or delete building codes listed above as applicable)

- F. NFPA 101 - Life Safety Code

1.6 Quality Assurance:

- A. Firestop System installation must meet requirements of ASTM E-814, UL 1479 or UL 2079 tested assemblies that provide a fire rating equal to that of construction being penetrated.
- B. Proposed firestop materials and methods shall conform to applicable governing codes having local jurisdiction.
- C. Firestop Systems do not reestablish the structural integrity of load bearing partitions/assemblies, or support live loads and traffic. Installer shall consult the structural engineer prior to penetrating any load bearing assembly.

1.7 Project Conditions :

- A. Do not use materials that contain flammable solvents.
- B. Do not install penetration firestopping when ambient or substrate temperatures are outside limits permitted by penetration firestopping manufacturers or when substrates are wet because of rain, frost, condensation, or other causes.
- C. Install and cure penetration firestopping per manufacturer's written instructions using natural means of ventilations or, where this is inadequate, forced-air circulation.
- D. Scheduling
  - 1. Schedule installation of CAST IN PLACE firestop devices after completion of floor formwork, metal form deck, or composite deck but before placement of concrete.
  - 2. Schedule installation of other firestopping materials after completion of penetrating item installation but prior to covering or concealing of openings.
- E. Verify existing conditions and substrates before starting work. Correct unsatisfactory conditions before proceeding.
- F. During installation, provide masking and drop cloths to prevent firestopping materials from contaminating any adjacent surfaces.

PART 2 - PRODUCTS

2.1 Firestopping, General:

- A. Provide firestopping composed of components that are compatible with each other, the substrates forming openings, and the items, if any, penetrating the firestopping under conditions of service and application, as demonstrated by the firestopping manufacturer based on testing and field experience.
- B. Provide components for each firestopping system that are needed to install fill material. Use only components specified by the firestopping manufacturer and approved by the qualified testing agency for the designated fire-resistance-rated systems.



- C. Fire rated pathway devices shall be the preferred product and shall be installed in all locations where frequent cable moves, add-ons and changes will occur.

## 2.2 Acceptable Manufacturers:

- A. Subject to compliance with through penetration firestop systems (XHEZ) listed in Volume II of the UL Fire Resistance Directory, provide products of the following manufacturers as identified below:
  - 1. Specified Technologies Inc., STI  
800-992-1180
  - 2. Hilti, Inc., Tulsa, Oklahoma  
800-879-8000
  - 3. Other manufacturers listed in the U.L. Fire Resistance Directory – Volume 2

## 2.3 Materials:

- A. Use only firestop products that have been UL 1479, ASTM E-814 tested for specific fire-rated construction conditions conforming to construction assembly type, penetrating item type, annular space requirements, and fire-rating involved for each separate instance.
- B. Cast-in place firestop devices: Single component molded firestop device installed on forms prior to concrete placement with totally encapsulated, tamper-proof integral firestop system and smoke sealing gasket. Cast-in Place firestop devices are installed prior to concrete placement for use with non-combustible and combustible plastic pipe (closed and open piping systems), or electrical cable bundles, penetrating concrete floors, the following products are acceptable:
  - 1. Specified Technologies, Inc. (STI) SpecSeal CD Cast-In Firestop Device
  - 2. Hilti CP 680 Cast-In Place Firestop Device
  - 3. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- C. Latex Sealants: Single component latex formulations that upon cure do not re-emulsify during exposure to moisture. Latex Sealants for use with non-combustible items including rigid steel conduit and electrical metallic tubing (EMT), the following products are acceptable:
  - 1. Specified Technologies, Inc. (STI) SpecSeal Series SSS Intumescent Sealant
  - 2. Specified Technologies, Inc. (STI) SpecSeal Series LCI Intumescent Sealant
  - 3. Specified Technologies, Inc. (STI) SpecSeal Series LC Endothermic Sealant
  - 4. Hilti FS-ONE Intumescent Firestop Sealant
  - 5. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- D. Intumescent Latex sealants: Single component latex formulations that upon cure do not re-emulsify during exposure to moisture. Intumescent Latex Sealants or caulking materials for use with combustible items (penetrants consumed by high heat and flame) including PVC jacketed, flexible cable or cable bundles and plastic pipe, the following products are acceptable:
  - 1. Specified Technologies, Inc. (STI) SpecSeal Series SSS Intumescent Sealant
  - 2. Specified Technologies, Inc. (STI) SpecSeal Series LCI Intumescent Sealant
  - 3. Hilti FS-ONE Intumescent Firestop Sealant
  - 4. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- E. Intumescent sealants, foams, caulking or putty materials for use with flexible cable or cable bundles, the following products are acceptable:
  - 1. Specified Technologies, Inc. (STI) SpecSeal Series SSS Intumescent Sealant

2. Specified Technologies, Inc. (STI) SpecSeal Series LCI Intumescent Sealant
  3. Specified Technologies, Inc. (STI) SpecSeal Series SSP Firestop Putty
  4. Specified Technologies, Inc. (STI) Ready Firestop Grommet
  5. Hilti FS-ONE Intumescent Firestop Sealant
  6. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- F. Non curing, re-penetrable intumescent sealants, caulking or putty materials for use with flexible cable or cable bundles, the following products are acceptable:
1. Specified Technologies, Inc. (STI) SpecSeal Series SSP Firestop Putty
  2. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- G. Wall opening protective materials: Intumescent, non-curing pads or inserts for protection of electrical switch and receptacle boxes to reduce horizontal separation to less than 24". Wall opening protective materials for use with U.L. listed metallic and specified nonmetallic outlet boxes, the following products are acceptable:
1. Specified Technologies, Inc. (STI) SpecSeal Series SSP Firestop Putty Pads
  2. Specified Technologies, Inc. (STI) SpecSeal Series EP PowerShield Insert Pads
  3. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 1
- H. Materials used for complex penetrations made to accommodate cable trays, multiple steel and copper pipes, electrical busways in raceways, the following products are acceptable:
1. Specified Technologies, Inc. (STI) SpecSeal Series SSM Firestop Mortar
  2. Specified Technologies, Inc. (STI) SpecSeal Series SSB Firestop Pillows
  3. Hilti FS 635 Trowelable Firestop Compound
  4. Hilti FS 657 FIRE BLOCK
  5. Hilti CP 620 Fire Foam
  6. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- I. Non curing, re-penetrable materials used for large size/complex penetrations made to accommodate cable trays, multiple steel and copper pipes, electrical busways in raceways, the following products are acceptable:
1. Specified Technologies, Inc. (STI) SpecSeal Series SSB Firestop Pillows
  2. Hilti FS 657 FIRE BLOCK
  3. Equivalent products listed in the U.L. Fire Resistance Directory – Volume 2
- J. Fire Rated Cable Pathways: STI EZ-PATH™ Brand device modules comprised of steel raceway with intumescent foam pads allowing 0 to 100 percent cable fill, the following products are acceptable:
1. Specified Technologies Inc. (STI) EZ-PATH™ Fire Rated Pathway
- K. Provide a firestop system with a "F" Rating as determined by UL 1479 or ASTM E814 which is equal to the time rating of construction being penetrated.

## PART 3 - EXECUTION

### 3.1 Preparation:

- A. Verification of Conditions: Examine areas and conditions under which work is to be performed and identify conditions detrimental to proper or timely completion.
  - 1. Verify penetrations are properly sized and in suitable condition for application of materials.
  - 2. Surfaces to which firestop materials will be applied shall be free of dirt, grease, oil, rust, laitance, release agents, water repellents, and any other substances that may affect proper adhesion.
  - 3. Provide masking and temporary covering to prevent soiling of adjacent surfaces by firestopping materials.
  - 4. Comply with manufacturer's recommendations for temperature and humidity conditions before, during and after installation of firestopping.
  - 5. Do not proceed until unsatisfactory conditions have been corrected.

3.2 Coordination:

- A. Coordinate location and proper selection of cast-in-place Firestop Devices with trade responsible for the work. Ensure device is installed before placement of concrete.

3.3 Installation:

- A. Regulatory Requirements: Install firestop materials in accordance with UL Fire Resistance Directory.
- B. Manufacturer's Instructions: Comply with manufacturer's instructions for installation of through-penetration materials.
  - 1. Seal all holes or voids made by penetrations to ensure an air and water resistant seal.
  - 2. Protect materials from damage on surfaces subjected to traffic.

3.4 Field Quality Control:

- A. Examine sealed penetration areas to ensure proper installation before concealing or enclosing areas.
- B. Keep areas of work accessible until inspection by applicable code authorities.
- C. Perform under this section patching and repairing of firestopping caused by cutting or penetrating of existing firestop systems already installed by other trades.

3.5 Adjusting and Cleaning:

- A. Remove equipment, materials and debris, leaving area in undamaged, clean condition.
- B. Clean all surfaces adjacent to sealed holes and joints to be free of excess firestop materials and soiling as work progresses.

END OF SECTION

**SECTION 26 24 16**

**PANELBOARDS AND DISTRIBUTION PANELS**

**PART 1 – GENERAL**

**1.01 Description of Work:**

- A. The work of this Section consists of providing panelboards and circuit breakers as shown on the Drawings and as described herein.

**1.02 Related Work:**

- A. See the following specification sections for work related to the work in this Section.

- 1. 260519 Line Voltage Wire and Cable
- 2. 260526 Grounding
- 3. 262816 Circuit Breakers

**1.03 Submittals:**

- A. Shop Drawings - As specified in Division 01 and Section 260500. For each panelboard and distribution panel furnished under this Contract, submit manufacturer's name, catalog data, and the following information:
  - 1. Panelboard / distribution panel type.
  - 2. Main bus and terminal connection sizes.
  - 3. Location of line connections.
  - 4. Cabinet dimension.
  - 5. Gutter space.
  - 6. Gauge of boxes and fronts.
  - 7. Finish data.
  - 8. Voltage rating.
  - 9. Breaker manufacturer, types, trip rating, and interrupting ratings.
  - 10. When information is available on the Drawings, show breaker circuit numbers and locations along with trip ratings on a panelboard layout.
- B. Single Submittal - A single complete submittal is required for all products covered by this Section.
- C. Closeout Submittals: Submit operation and maintenance data for panelboards and circuit breakers including nameplate data, parts lists, factory and field test reports, recommended maintenance procedures and typewritten as-built panel schedules. Submit in accordance with Division 01.

## PART 2 – PRODUCTS

### 2.01 Panelboards:

- A. General: Lighting and Receptacle Panelboards shall be the automatic circuit breaker type. The number and arrangement of circuits, trip ratings, spares and blank spaces for future circuit breakers shall be as shown on the Drawings or, if not shown, 42 circuits. All circuit breakers shall be quick-make, quick-break, thermal-magnetic, bolt-on type (unless otherwise noted on drawings), with 1, 2 or 3 poles a shown, each with a single operating handle. Tandem or piggy-back breakers shall not be used.
- B. Nameplates:
  - 1. Each panelboard shall have a field mounted identifying, rigid, plastic nameplate giving the panel identification as shown on the Drawings.
  - 2. Each panelboard shall have a manufacturer's nameplate showing the voltage, bus rating, number of phases, frequency and number of wires.
- C. Construction:
  - 1. Door and trim shall be finished to match finish type and color of surrounding wall. Box shall be hot-dip galvanized, field finished to match the front.
  - 2. Panelboards and enclosures shall conform to requirements of all relevant codes. Panelboards shall be suitable for use as service equipment.
  - 3. Panelboards shall be furnished with hinged trim fronts with key latch and a typed directory card and holder. Panelboard circuits shall be arranged with odd numbers on the left and even numbers on the right. Provide weatherproof, NEMA type 3R enclosures for outdoor installation.
- D. Busbars: Panelboard busbars shall be phase sequence type suitable for bolt-on circuit breakers. All busbars shall be copper.
- E. Circuit Breakers: Circuit breakers shall be the molded case type with trip and interrupting ratings as shown on the Drawings.
- F. Manufacturer:
  - 1. Panelboard manufacturer shall be Square D, or Siemens, or I.E.M , or General Electric, or Eaton Cutler Hammer. Panelboards shall be of the same manufacturer as the switchboard.

### 2.02 Distribution Panels:

- A. General: Distribution panels shall be the automatic circuit breaker type. The number and arrangement of circuits, trip ratings, spares and blank spaces for future circuit breakers shall be as shown on the Drawings. All circuit breakers shall be quick-make, quick-break, thermal-magnetic bolt-on type, with 1, 2 or 3 poles a shown, each with a single operating handle. Tandem or piggy-back breakers shall not be used.
- B. Nameplates:
  - 1. Each distribution panel shall have a field mounted, identifying, rigid, plastic nameplate giving the panel identification as shown on the Drawings.

2. Each distribution panel shall have a manufacturer's nameplate showing the voltage, bus rating, number of phases, frequency and number of wires.

C. Construction:

1. Door and trim shall be finished to match color of surrounding wall. Box shall be hot-dip galvanized, field finished to match the front.
2. Distribution panels and enclosures shall conform to requirements of all relevant codes. Distribution panels shall be suitable for use as service.
3. Distribution panels shall have a front door with key latch and a typed directory card and permanently attached holder. Adhesive backed holders are not acceptable. Distribution panels circuits shall be arranged with odd numbers on the left and even numbers on the right. Provide weatherproof, NEMA type 3R enclosures for outdoor installation.

- D. Busbars: Distribution panels busbars shall be phase sequence type suitable for bolt-on circuit breakers. All busbars shall be copper, sized for a maximum current density of 1000A psi.

- E. Circuit Breakers: Circuit breakers shall be the molded case type with trip and interrupting ratings as shown on the Drawings.

F. Manufacturer:

1. Distribution panel manufacturer shall be Square D, or Siemens, or I.E.M., or General Electric, or Eaton Cutler Hammer. Distribution panels shall be of the same manufacturer as the switchboard.

### PART 3 – EXECUTION

- 3.01 Installation: Panelboards and Distribution Panels shall be installed where indicated on the Drawings, and in accordance with the manufacturer's instructions.

3.02 Mounting:

- A. Panelboards and Distribution Panels shall be mounted with the top of the box 6'-6" above the floor. Panelboards and Distribution Panels shall be plumb within 1/8-inch. The highest breaker operating handle shall not be higher than 72 inches above the floor.

3.03 Field Tests:

- A. Insulation Resistance Tests: Perform insulation resistance tests on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests after all equipment has been connected, except that equipment which may be damaged by the test voltage shall not be connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more. Submit results for review.
- B. Grounding: Grounding shall conform to Section 260526.
- C. Continuity: Panelboard and Distribution Panel circuits shall be tested for continuity prior to energizing. Continuity tests shall be conducted using a dc device with a bell or buzzer.

END OF SECTION

## **SECTION 26 27 26**

### **DEVICES WIRING**

#### **PART 1 – GENERAL**

##### **1.1 DESCRIPTION OF WORK**

- A. The work of this section consists of:
  - 1. Furnishing, installing, and connecting all duplex receptacles complete with wall plates and/or covers, as shown on the Drawings.
  - 2. Furnishing, installing and connecting all light switches complete with wall plates and or handle operators, as shown on the Drawings.

##### **1.2 RELATED WORK**

- A. See the following specification sections for work related to the work of this section:

- 1. 260542 Conduits, Raceways and Fittings.
- 2. 260519 Line Voltage Wire and Cable.
- 3. 260533 Junction and Pull Boxes.

##### **1.3 SUBMITTALS: As specified in Section 260500 and Division 01.**

- A. Submit manufacturers published descriptive literature properly marked to identify the items to be supplied.
- B. A single complete submittal is required for all products covered by this Section.

#### **PART 2 – PRODUCTS**

##### **2.1 RECEPTACLES**

- A. General - Receptacles shall be heavy duty, high abuse, grounding type.
- B. Duplex Receptacles:
  - 1. Receptacles shall be specification grade, rated 20 ampere, two-pole, 3-wire, 125 volt, NEMA 5-20 configuration, self-grounding with screw terminals. Color shall be as selected by the Owner.
  - 2. Devices shall have a nylon face, back and side wired.
  - 3. Manufacturer: Hubbell #DR20 Series, Leviton #16352.
- C. GFCI Receptacles:

1. Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20 configuration. Face shall be nylon composition. Unit shall have an LED type red indicator light, test and reset push buttons. Color shall be as selected by the Architect.
2. GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at 5 milliamperes current unbalance. Operating range shall extend from -31 F to 158 F. Unit shall have transient voltage protection and shall be ceramic encapsulated for protection against moisture.
3. Manufacturer: Hubbell #GF20\_\_LA Series, Leviton #7899 Series.

D. Weather Resistant GFCI Receptacles:

1. Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20 configuration, Face shall be nylon composition. Unit shall have a LED type red indicator light, test and reset push buttons. Color shall be as selected by the architect.
2. GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at 5 milliamperes current unbalance. Operating range shall extend from -31 F to 158 F. Unit shall have transient voltage protection and shall be ceramic encapsulated for protection against moisture.
3. Manufacturer: Hubbell #GFTR20 \_\_ Series, Leviton # W7899-TR Series.

## 2.2 SWITCHES

- A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating rocker devices. Rocker color shall be as selected by the Architect.
  1. Manufacturer: Hubbell #DS\_20\_\_ Series, Leviton #5621 Series. See plans for single pole, three way and four way requirements.
- B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f or Watt Stopper TS-200 rated for the voltage specified on drawings. Time-out shall be adjustable from 5 minutes up to 12 hours. Unit shall be provided with warning alarm.
- C. Dimmer switches: Switch shall be as specified on drawings, color per architect. Heat fins shall not be removed, where dimmer switches are ganged together, care shall be taken to install correct size backbox to accommodate switches without removing fins.

## 2.3 PLATES

- A. General - Plates shall be of the style and color to match the wiring devices, and of the required number of gangs. Plates shall conform with NEMA WD 1 , UL 514 and FS W-P-455A. Plates on finished walls shall be non-metallic or stainless steel. Plates on unfinished walls and on fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled edges.
- B. Non-Metallic: Plates shall be plain with beveled edges and shall be nylon or reinforced fiberglass.
- C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured from No. 430 alloy having a brushed or satin finish.



- D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture resistant or weatherproof.
- E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates in appearance and construction.
- F. Weatherproof Plate: Cover plates in wet and damp locations shall have recessed in-use covers, Taymac or equal. Back box shall be suitable for the wall material where it is installed.
- G. Labeling: All switch and receptacle plates shall be labeled on the top portion of the plate with the panelboard and circuit number serving that device. Lettering shall be 3/16" minimum high, black color, on clear Mylar 3/8" tape. Manufactured by P-touch or equal.

### PART 3 – EXECUTION

#### 3.1 INSTALLATION OF WIRING DEVICES

- A. Interior Locations: In finished walls, install each device in a flush mounted box with washers as required to bring the device mounting strap level with the surface of the finished wall. On unfinished walls, surface mount boxes level and plumb.
- B. Mounting Heights: Adjust boxes so that the front edge of the box shall not be farther back from the finished wall plane than 1/4-inch. Adjust boxes so that they do not project beyond the finished wall. Height of device shall be as follows unless otherwise noted on the drawings:
  - 1. Receptacles                      15 Inches from finished floor to bottom of box.
  - 2. Toggle Switches                48 Inches from finished floor to top of box.
- C. Receptacles:
  - 1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.
  - 2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not disrupt neutral continuity and branch circuit power will not be lost to other receptacles in the same circuit.

#### 3.2 INSTALLATION OF WALL PLATES

- A. General - Plates shall match the style of the device and shall be plumb within 1/16-inch of the vertical or horizontal.
- B. Interior Locations, Finished Walls: Install non-metallic plates so that all four edges are in continuous contact with the finished wall surfaces. Plaster filling will not be permitted. Do not use oversized plates or sectional plates.
- C. Interior (not wet) Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.
- D. Wet Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover shall be [lockable] outdoor "in use" type.
- E. Future Locations: Install blanking cover plates on all unused outlets.

### 3.3 TESTS

#### A. Receptacles:

1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

END OF SECTION

## **SECTION 26 28 16**

### **CIRCUIT BREAKERS**

#### **PART 1 - GENERAL**

##### **1.01 Description of Work:**

- A. The work of this Section consists of providing circuit breakers as shown on the Drawings and as described herein.

##### **1.02 Related Work:** See the following Specification Sections for work related to the work in this Section.

- A. 260500      General Electrical Requirements
- B. 262413      Switchboards
- C. 262416      Panelboards and Distribution Panels

##### **1.03 Submittals:**

- A. Shop Drawings - Submittals shall be in accordance with Section 260500 and Division 01. For each circuit breaker furnished under this Contract, submit manufacturer's name, catalog data, and the following information:
  - 1. Terminal connection sizes.
  - 2. Voltage rating.
  - 3. Breaker manufacturer, types, trip ratings and interrupting ratings.
- B. Single Submittal - A single complete submittal is required for all products covered by this Section.
- C. Closeout Submittals: Submit in accordance with and Section 260500, operation and maintenance data for circuit breakers including nameplate data, parts lists, manufacturer's circuit breaker timer, current, coordination curves, factory and field test reports and recommended maintenance procedures.

#### **PART 2 - PRODUCTS**

##### **2.01 Circuit Breaker:** Each circuit breaker shall consist of the following:

- A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multipole circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.
- B. Breaker shall be calibrated for operation in an ambient temperature of 40 C.
- C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.

- D. Three pole breakers shall be common trip.
- E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position.
- F. Breakers shall be rated as shown on Drawings.
- G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22.
- H. Breakers shall be UL listed. Circuit breakers shall have removable lugs.
- I. Lugs shall be UL listed for copper and aluminum conductors.
- J. Breakers shall be UL listed for installation of mechanical screw type lugs.
- K. Circuit breakers serving HACR rated loads shall be HACR type. Circuit breakers serving other motor loads shall be motor rated.

### PART 3 - EXECUTION

#### 3.01 Mounting:

- A. The highest breaker operating handle shall not be higher than 72 inches above the floor.

END OF SECTION

**SECTION 283100**

**FIRE ALARM SYSTEM**

**PART 1 - GENERAL**

**1.01 Description of Work:**

- A. Furnish and install all materials and equipment including all required equipment, panels, raceways, conductors and connections. Provide all labor required and necessary to complete the work shown on the drawings and/or specified in all Sections of Division 26 and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for the extension of the existing addressable fire alarm system installation including all accessories and appurtenances required for testing the systems. It is in the intent of the drawings and specifications that all systems will be complete, and ready for operation. No extra charge will be paid for furnishing items required by regulations, but not specified herein, or on drawings.
- B. The contractor scope of work shall not degrade any function or operation of the remaining site fire alarm system.

**1.02 Related work:**

- A. Division 00 General Conditions, Division 01 General Requirements.
- B. See the following specification sections for work related to the work in this section.
  - 1. All other sections of Division 26.

**1.03 Codes and Standards:**

- A. Devices and equipment for fire alarm systems shall be U.L. listed.
- B. UL 864 Control Units, Fire Protective Signaling Systems.
- C. Devices and equipment for fire alarm system shall be listed by the California State Fire Marshal for the specific purpose the device or equipment is used.
- D. Work and material shall be in compliance with and according to the requirements of the latest version of the following standards and codes:
  - 1. California Fire Code (CFC) based on the International Fire Code (IFC) with California Amendments.
  - 2. California Building Code (CBC) based on the International Building Code (IBC) with California Amendments.
  - 3. California Electric Code (CEC) based on the National Electric Code (NEC) and California Amendments.

4. California Mechanical Code (CMC) based on the Uniform Mechanical Code (UMC) and California Amendments.
5. California Plumbing Code (CPC) based on the Uniform Plumbing Code (UPC) and California Amendments.
6. Title 19 C.C.R., Public Safety, State Fire Marshals Regulations.
7. NFPA 72, National Fire Alarm and Signaling Code.

#### 1.04 Submittals:

- A. In accordance with Division 26.
- B. Submit the following items:
  1. Manufacturer's Catalog Data: Manufacturer's original catalog cuts and original description of data of all material and equipment with sufficient information provided so that the exact function of each device is known. Each item supplied shall be clearly identified including both U.L. number and a copy of the State Fire Marshal's listing.
- C. Description of conductors to be used with a statement that all wire shall be in conduit. Where accessible ceiling occurs, plenum rated wire on J-hooks are acceptable.

#### 1.05 Quality Assurance:

- A. Installer: The installation firm shall be an established communications and electronics contractor with at least 10 years successful installation experience of products utilizing integrated communications systems and equipment specific to that required for this project. The firm shall currently maintain and locally run and operated business. Only California Certified fire alarm technicians or California Certified electrician shall be used to install the fire alarm system. Provide proof to district that all employees are California Certified to install the fire alarm system.
- B. All materials, unless otherwise specified, shall be new, and free from any defects. All items of equipment including wire and cable shall be designed by the manufacturer unless otherwise specified, shall function as a complete system and shall be accompanied by the manufacturer's complete service notes and drawings detailing all interconnections.
- C. The Contractor shall show satisfactory evidence, upon request, that he maintains a fully equipped service organization capable of furnishing adequate inspection and service to the system. The contractor shall maintain at his facility the necessary spare parts in the proper proportion as recommended by the manufacturer to maintain and service the equipment being supplied.

#### 1.06 Warranties:

- A. The contractor shall warrant all equipment and wiring free from inherent mechanical and electrical defect for one year (365 days) from the date of final acceptance. The contractor shall without

additional expense to the owner, replace any defective materials or equipment provided by him under this contract within the warranty period.

## PART 2 – PRODUCTS

### 2.01 Fire Alarm Control Panel:

- A. The FACP is existing to remain.

### 2.02 Detection Devices:

#### A. Manual Pull Stations:

1. Provide non coded, addressable, semi-recessed, double-action type manual pull station with mechanical reset features. Where installed in existing buildings, boxes may be surface-mounted. Surface mounted boxes shall be the same color as the pull stations.
2. Provide separate screw terminal for each conductor connected to the manual alarm pull station. Break-glass-front pull stations will not be permitted. Provide red aluminum, housing labeled "fire". The pull stations shall not be resettable without the use of a key. [Provide Stopper II Guards for all manual stations in public areas].

#### B. Detectors:

1. Each photoelectric smoke detector and heat detector shall be interchangeable via twist-lock mounting base, to ensure matching the proper sensor to the potential hazards of the areas being protected. The system shall recognize when an improper sensor type has been installed in a previously programmed sensor type location.

#### C. Photoelectric Smoke Detector:

1. Provide white flame retardant plastic, addressable, analog, photoelectric type, smoke detectors. Detectors shall operate using an optical sensing chamber principal which complies with UL 268.
2. Each detector shall be capable of being set at two sensitivity settings.
3. Each detector shall have two LED visual indicators providing local 360 degree visibility of operating status and alarm indication.
4. Each detector shall be supported independently of wiring connections, and connected by separate screw terminals of each conductor.
5. The detector screen and cover assembly must be easily removable for field cleaning.

#### D. Combination Fixed Temperature, rate of Rise Heat Detectors:

1. Provide off-white flame retardant plastic, addressable, combination 140 degree F fixed temperature, rate of rise heat dual thermistor detectors. Detector shall initiate an alarm when temperature rises at a rate of over 15 degrees F per minute or above 140 degrees F.
  2. Each detector shall have two LED visual indicators providing local 360 degree visibility of operating status and alarm indication.
  3. Contacts shall be self-resetting after response to rate or rise principal. Locate detectors in accordance with UL FPD or FM P7825 listing and the requirements of NFPA 72. Temperature rating of detectors shall be in accordance with NFPA 72.
- E. Addressable Monitor Module: provide addressable monitor module wired as style B (class "B") to provide an address for normally open contact devices.
1. Provide Addressable Monitor Module to monitor status of all Water flow Switches, Valve tamper Switches and Post Indicator Valves.
- A. Field Charging Power Supply (FCPS):
1. The FCPS is a device designed for use as either a remote 24 volt power supply or used to power Notification Appliances.
  2. The FCPS shall offer up to 6.0 amps (4.0 amps continuous) of regulated 24 volt power. It shall include an integral charger designed to charge 7.0 amp hour batteries and to support 60 hour standby. Upgrade batteries as shown on drawings and include any necessary housing/mounting cabinet necessary for upsized batteries.
  3. The Field Charging Power Supply shall have two input triggers. The input trigger shall be a Notification Appliance Circuit (from the fire alarm control panel) or a relay. Four outputs (two Style Y or Z and two style Y) shall be available for connection to the Notification devices.
  4. The FCPS shall include an attractive surface mount backbox.
  5. The Field Charging Power Supply shall include the ability to delay the AC fail delay per NFPA requirements.
  6. The FCPS include power limited circuitry, per 1995 UL standards.

#### 2.03 Wiring and Conduit:

- A. Provide wiring in accordance with NFPA 72.
- B. Conductors shall be solid copper. Conductors for 120 volt circuits shall be No. 12 AWG minimum; conductors for low-voltage DC circuits shall be No. 14 AWG minimum for annunciation circuits and No. 14 AWG minimum for initiation circuits. All cables shall be rated and code compliant for their use.
1. All low voltage wiring not installed in conduits shall be plenum rated.



2. Provide color-coded conductors. Identify conductors by plastic-coated, self-sticking, printed markers or by heat-shrink type sleeves. Each conductor used for the same specific function shall be distinctly color coded. Use different color codes for each interior circuit. Each circuit color code wire shall remain uniform throughout the circuit.
3. Pigtail or "T" tap connections to the evacuation alarm horns, horn/strobes and strobes are not acceptable.
4. Underground circuit or circuits in wet areas shall be gel filled cables in scheduled 40 PVC conduit. There shall be no splicing of any underground cables.

C. Conduits:

1. Identification of Conduit: New conduits containing fire alarm system conductors shall be [red],  $\frac{3}{4}$ " minimum. Junction-boxes, covers, gutters, and terminal cabinets, containing fire alarm system conductors, shall be painted red or provided red in color with engraved plastic identification signs permanently attached to the equipment.
2. Do not run fire alarm circuits in the same conduit with the non-fire alarm circuits.
3. Do not run AC circuits in the same conduit with the fire alarm circuits.
4. Provide wiring in rigid metal conduit for exterior installations or where exposed to damage.
5. Conceal conduit in finished areas of new construction and wherever practical in existing construction. Conduit runs shall be straight, neatly arranged properly supported and parallel or perpendicular to walls and partitions. Identify conductors within each enclosure where a tap, splice, or termination is made.

PART 3 - EXECUTION

3.01 Installation:

- A. Equipment, materials, installation, workmanship, inspection, and testing shall be in accordance with the NFPA publications and as modified herein.
- B. Follow manufacturer's directions in all cases for installation, testing and energizing.
- C. Accurately set, level, support, and fasten all equipment.
- D. Smoke and heat detectors:
  1. No detector shall be located closer than 12 inches to any part of any lighting fixture. Detectors, located in areas subject to moisture or exterior atmospheric conditions, or hazardous locations as defined by NFPA 70, shall be approved for such locations.

- E. Conduit where exposed shall be installed parallel with the walls or structural elements; vertical runs to be plumb; horizontal runs to be level or parallel with structure; conduit grouped neatly together with straight runs, all bends parallel and uniformly spaced.
- F. Earthquake Resistant installation/fastening of all electrical equipment shall conform to the general requirements of section 1614A of the California Building Code.

### 3.02 Preliminary Tests:

- A. Conduct the following tests during installation of wiring and system components. Correct deficiency pertaining to these requirements prior to formal functional and operational tests of the system, preliminary tests shall be performed in the presence of the Local Fire Authority and Project inspector of Record to determine the conformance with the specified requirements.
- B. Ground Resistance: Measure the resistance of each connection to ground. Ground resistance shall not exceed 10 ohms.
- C. Dielectric Strength insulation Resistance: Test the dielectric strength and the Insulating resistance of the system interconnecting wiring by means of an instrument capable of generating 500 volts of DC and equipped to indicate leakage current 1000 megohms. For the purpose of this test, connect the instrument between each conductor on the line and between each conductor and ground at the control panel end of the line, with the other extremity open circuited and all series-connected devices in place. The system shall withstand the test without breakdown and shall indicate a resistance of not less than 1.0 minute with a DC potential of not less than 100 volts and not more than 500 volts.
- D. Standby Battery Test: prior to formal inspection and tests, place the fire alarm system on standby battery power for 24 hours; immediately thereafter, sound the building evacuation alarm signaling devices for 5 minutes. When the test is complete, the fire alarm system battery charger shall be fully recharged within 24 hours.
- E. Field Inspection and Test:
  - 1. Before final acceptance of the work, pre-test system to demonstrate compliance with the contract requirements. System shall be subjected to complete functional and operational tests, including tests in place of each detector. When tests have been completed and corrections made, submit a signed and dated NFPA Certificate of Completion along with a completed testing matrix with the request for formal inspection and tests.
  - 2. Where application of heat would destroy a heat detector, it may be manually activated.
  - 3. Verify the proper receipt of the alarm signals at the central station for the UDACT provide printout of test reports. It shall be the sole obligation of the contractor to coordinate and to provide all testing documentation from the central station.

4. The communication loops and the indicating appliance circuits shall be opened in at least two locations per zone to check for the presence of correct supervisory circuitry.
5. Perform the field inspection and test in the presence of the manufacturer's representative, the owner's representative, local Fire Authority and Project Inspector of Record (IOR).
6. Test equipment: It shall be the responsibility of the installing Contractor to furnish tools, instruments, and materials required for a thorough test of the system. This includes, but is not limited to, the following:
  - a. VOM meter
  - b. Manufacturer's recommended smoke detector testing device and sensitivity test equipment.
  - c. Heat source for testing heat detectors.
  - d. Keys to all control panels.
  - e. Ladders

### 3.03 Project Closeout:

#### A. As Built Drawings:

1. Provide a complete set (full size scalable) of reproducible "as-built" and AutoCAD format drawings showing installed wiring, color coding, and wire tag notations for exact locations of all installed equipment, specific interconnections between all equipment, and internal wiring of the equipment upon completion of system.

#### B. Operating and Instruction Manuals:

1. Operating and Instruction manuals shall be submitted prior to testing of the system. Four complete sets of operation and instructions manuals shall be delivered to the owner upon request.
2. Complete, accurate, step-by-step testing instructions giving recommended and required testing frequency of all equipment, methods for testing each individual piece of equipment, and troubleshooting manual explaining how to test the preliminary internal parts or each piece of equipment shall be delivered upon completion of the system.

#### C. Maintenance instructions shall be complete, easy to read, understandable, and shall provide the following information:

1. Instructions on replacing any components of the system, including internal parts.
2. Instructions on periodic cleaning and adjustment of equipment with a schedule of these functions.

Fairlands ES Roofing and HVAC Replacement  
Fairlands Elementary School  
Pleasanton Unified School District  
SFA Project No. 21071

3. A complete list of all equipment and components with information as to the address and telephone number of both the manufacturer and local supplier of each item.
4. User operating instructions shall be provided prominently displayed on a separate sheet located next to the control unit in accordance with U.L. Standard 864.

END OF SECTION

