Specifications
Project No. 2025014

Ledesma Elementary School Modernization

1001 Schoolhouse Road
San Jose, CA 95138

DSA App No. 01-122831

Oak Grove School District
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San Jose, CA 95119

DSA Initial Submittal

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SECTION 01 56 39 – TEMPORARY TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes general protection and pruning of existing trees and plants that are affected by execution of the Work, whether temporary or permanent construction.

B. Description of Work:

1. Protection of existing trees and vegetation to remain.
2. Trimming of existing trees.
3. Maintenance of existing trees during construction.
4. Removal and re-installation of existing trees.
5. Contractor shall retain the services of a certified arborist to perform routine visits and oversee the protection of the existing trees within the project area during demolition, construction and maintenance and to especially review and recommend treatment when roots are encountered and to perform routine maintenance during the construction phase.

C. Traffic:

1. Do not interfere with or close public ways without permission of the Owner’s Representative.
2. Do not interfere with adjacent private properties without permission of the Owner’s Representative.

D. Site Utilities:

1. Advise utility companies of excavation activities before starting excavations.
2. Locate and identify underground utilities passing through work area before starting work.
3. In event unidentified underground utilities are encountered during work, advise utility owner immediately before proceeding. Add any new utility information to project record drawings for actual location.
4. Protect all existing-to-remain utilities.
5. Do not interrupt existing utilities without advance notice to and approval from the Owner’s Representative.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For qualified arborist and tree service firm.

B. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damage.

C. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work and for removal and re-installation of existing trees.

D. Existing Conditions: Documentation of existing trees and plantings indicated to remain and/or relocate, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.

1. Use sufficiently detailed photographs.
2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plants designated to remain.

1.4 QUALITY ASSURANCE

A. Arborist Qualifications: Certified Arborist as certified by the International Society of Arboriculture (ISA) and having performed similar services for a minimum of five (5) years.

B. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed temporary tree and plant protection work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site during execution of the Work.

C. Contractor shall be liable for the loss in value due to damaged trees and for the repair costs resulting as determined by the Owner's Representative. Due to the irreplaceable nature of many existing trees and vegetation, the liability to the General Contractor (Contractor in charge) shall be set at $500.00 minimum per tree. The Trunk Formula method for Northern California established by the International Society of Arboriculture will be used to compute the actual value. Other vegetation lost due to construction activity and/or neglect shall be replaced by the General Contractor (Contractor in charge) in kind with similar size, potted plant stock to match existing plant material prior to construction.

1.5 PROJECT CONDITIONS

A. The following practices are prohibited within protection zones:

1. Storage of construction materials, debris, or excavated material.
2. Parking vehicles or equipment.
3. Foot traffic.
4. Erection of sheds or structures.
5. Impoundment of water.

6. Excavation or other digging unless otherwise indicated.

7. Attachment of signs to or wrapping materials around trees or plants unless otherwise indicated.

B. Do not direct vehicle or equipment exhaust toward protection zones.

C. Prohibit heat sources, flames, ignition sources, and smoking within or near protection zones and organic mulch.

1.6 Definitions

A. Caliper: Caliper on young trees is taken six (6) inches above the soil level and measured by a diameter across the tree trunk. For a tree exceeding a four (4) inch caliper, the diameter measurement is then taken at twelve (12) inches above the soil level. For a mature tree, the caliper is taken at chest height, generally 4-1/2 to 5 feet above the soil level. The measurement is taken using a tree caliper, a utensil in the shape of an "F" with an adjustable cross arm to slide and rest up against the trunk to measure the precise distance of the trunk width.

B. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and indicated on Drawings.

C. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction, and defined by a circle concentric with each tree with a radius equal to the diameter of the drip line unless otherwise indicated.

D. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

PART 2 - PRODUCTS

2.1 TREE PROTECTION PROTECTIVE FENCE

A. Existing shrubs and/or trees to remain on the project site shall be protected with a five (5) foot high orange plastic snow fence erected and installed around the perimeter dripline of each shrub, tree or groups of shrubs or trees to remain.

1. Snow Fence: Orange, UV resistance, 3-inch thickness, 48-inches in width, oval mesh, extruded thermal plastic polymer, Tenax or equal, fence fabric.

2. Rough-sawn, sound, new hardwood, redwood, or pressure-preservative-treated Douglas Fir or lodgepole pine, free of knots, holes, cross grain, and other defects, two (2) inches in diameter by length required and pointed at one end.

B. During planting and irrigation operations, protective fencing is not required beneath existing to remain trees and shrubs that fall within the newly landscaped and/or irrigation area.

2.2 TOPSOIL

A. Natural or cultivated top layer of the soil profile or manufactured topsoil; containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than one (1) inch in diameter; and free of weeds, roots, and toxic and other non-soil materials.

2.3 ORGANIC MULCH

A. Refer to specification section 32 90 00 “Planting” and match organic mulch material to use in non-bio-retention planting areas.

B. If specification section 32 90 00 “Planting” is not issued as part of this project, provide organic mulch for non-bio-retention planting areas: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of organic bark from Republic Services (contact Jennifer White at (408) 687-1928 or jwhite5@RepublicServices.com) Pro-Chip decorative mulch, Republic Services, Newby Island Recyclery, Milpitas, CA (408) 945-2836. Color to be mahogany. Submit sample to Owners Representative’s for review and approval.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.

B. For the record, prepare written report, endorsed by arborist, listing conditions detrimental to tree and plant protection.

3.2 PREPARATION

A. Inspections: Engage a qualified arborist to direct plant protection measures in the vicinity of trees, shrubs, and other vegetation indicated to remain, to over-see removal and re-installation of existing plant material and to prepare inspection reports.

B. Locate and clearly identify trees, shrubs, and other vegetation to remain. Tie a 1-inch blue-vinyl tape around each tree trunk at 54 inches above the ground.

C. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.

D. Tree-Protection Zones: Mulch areas inside tree-protection zones and other areas if indicated within Drawings.

1. Apply 3-inch minimum thickness of organic mulch. Do not place mulch within 6 inches of tree trunks.

3.3 PROTECTIVE FENCE INSTALLATION

A. Protection-Zone Fencing: Install protection-zone fencing along edges of protection zones before materials or equipment are brought on the site and construction operations begin. Install fencing in a manner that will prevent people from easily entering protected area except by entrance gates. Construct fencing so as not to obstruct safe passage or visibility at vehicle intersections where fencing is located adjacent to pedestrian walkways or in close proximity to street intersections, drives, or other vehicular circulation.

1. Plastic Protection Zone Fencing: Neatly install protection zone plastic fabric by securing to posts with plastic bands or steel wires, a minimum of two per post, additionally if required to withstand typical construction activity.

2. Posts: Set or drive posts into ground at least two (2) feet without concrete footings and no more than six (6) feet on center spacing. Where a post is located on existing paving or concrete to remain, provide appropriate means of post support acceptable to Owner's Representative.

3. Access Gates: Install as necessary; adjust to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

B. Protection-Zone Signage: Install protection-zone signage in visibly prominent locations in a manner approved by Owner's Representative. Install one sign spaced approximately every 50 feet on protection-zone fencing, but no fewer than two signs with each facing a different direction.

C. Maintain protection zones free of weeds and trash.

D. Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by the Owner's Representative.

E. Maintain protection-zone fencing and signage in good condition as acceptable to Owner's Representative and remove when construction operations are complete and equipment has been removed from the site.

1. Do not remove protection-zone fencing, even temporarily, to allow deliveries or equipment access through the protection zone.

2. Temporary access is permitted subject to preapproval in writing by arborist if a root buffer effective against soil compaction is constructed as directed by arborist. Maintain root buffer so long as access is permitted.

3. Temporary access is permitted for landscape irrigation and planting operations.

3.4 ARBORIST SUPERVISION

A. For construction within ten (10) horizontal feet of a tree and/or shrub to remain, with a trunk diameter of twelve (12) inches or larger measured three (3) feet above original finish grade, Contractor shall retain the services of a reputable Arborist certified by the International Society of Arboriculture (ISA) to review the tree(s) and/or shrubs(s), the work to be performed and provide written recommendations to minimize the impact on existing trees and/or shrubs to remain. Submit recommendations to Owner's Representative for review.

B. Contractor shall implement Arborist recommendations.

C. Contractor shall consult Arborist for further recommendations if tree(s) and/or shrub(s) appear in failing health until final completion and acceptance of landscape work.

3.5 EXCAVATION

A. General: Excavation and trenching shall be performed at a minimum, in accordance with these specifications and per Drawings and Details and in accordance with recommendations from project Arborist retained by Contractor.

B. Trenching near Trees: Where utility trenches are required within protection zones, hand excavate under or around tree roots or tunnel under the roots by drilling, auger boring, or pipe jacking. Do not cut main lateral tree roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots as required for root pruning.

C. Redirect roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches (75 mm) back from new construction and as required for root pruning.

D. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

3.6 REGRADING

A. Lowering Grade: Where new finish grade is indicated below existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.

B. Lowering Grade within Protection Zone: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist unless otherwise indicated.

1. Root Pruning: Prune tree roots exposed by lowering the grade. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots as required for root pruning.

C. Raising Grade: Where new finish grade is indicated above existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.

D. Minor Fill within Protection Zone: Where existing grade is 2 inches or less below elevation of finish grade, fill with topsoil

3.7 ROOT PRUNING

A. Prune roots that are affected by temporary and permanent construction. Prune roots as follows:

1. Cut roots manually by digging a trench and cutting exposed roots with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
2. Cut Ends: Coat cut ends of roots more than 1-1/2 inches in diameter with an emulsified asphalt or other coating formulated for use on damaged plant tissues and that is acceptable to arborist.
3. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
4. Cover exposed roots with burlap and water regularly.
5. Backfill as soon as possible.

B. Root Pruning at Edge of Protection Zone: Prune roots flush with the edge of the protection zone, by cleanly cutting all roots to the depth of the required excavation.

C. Root Pruning within Protection Zone: Avoid cutting trenches within shrub and/or tree protection zone. If trenching is unavoidable, cut trenches with an air spade tool to expose roots without cutting them. Roots encountered smaller than two (2) inches in diameter may be cut, not torn for removal. Cleanly cut roots as close as possible to excavation. Roots larger than two (2) inches in diameter shall remain.

3.8 CANOPY PRUNING

A. General Pruning Procedures:

1. Prune trees according to ANSI A300 (Part 1).
2. Cut branches with sharp pruning instruments; do not break or chop.
3. Do not apply pruning paint to wounds.

B. Pruning Goals (Prune as follows and under the direction of Certified Arborist):

1. Prune trees to remain to compensate for root loss caused by construction damage. Provide subsequent maintenance during landscape irrigation and planting maintenance period and until “final completion” as recommended by Certified Arborist.
2. Prune to remove dead wood, promote proper structure, thin and open canopy, and for general health for the specific tree species.
3. Prune for clearance from structures, pathways and driveways and streets and for a balanced canopy.

C. Shrubs, Vines, and Ground Covers:

1. Prune, thin, and shape shrubs according to standard horticultural practices.
2. Prune to remove injured or dead branches from shrubs.
3. Cleaning: Chip removed branches and dispose of off-site.

3.9 IRRIGATION

A. Irrigate existing vegetation and/or trees to remain and those relocated during hot and/or dry periods and as required to maintain material in a healthy, vigorous condition.

3.10 REMOVE AND RE-INSTALL EXISTING TREES

A. Plant material noted on Drawing to be transplanted shall be carefully removed from planting area and planted in new location indicated on Planting Plan. Removal shall consist of digging around the dripline of each plant to be transplanted and to the depth where roots are present. Plant and rootball shall be carefully moved to new planting pit.

B. Re-install transplanted plant material to location indicated on Drawing as follows:

1. Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation. Excavate approximately planting pit sizes twice the width of the planting pot and equal to the depth of the planting pot.
2. Carefully install root ball without damaging root ball or plant.
3. Set rootball onto compacted native soil so the rootball sits one (1) inch above adjacent finish grade.
4. Amend backfill soil per tree planting detail and landscape planting specifications.
5. Place planting soil around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil.
6. Stake tree(s) per tree planting detail.

3.11 REPAIR AND REPLACEMENT

A. General: Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by the Owner’s Representative.

1. Submit details of proposed root cutting and tree and shrub repairs.
2. Have arborist perform the root cutting, branch pruning, and damage repair of trees and shrubs.
3. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
4. Perform repairs within 24 hours.

5. Replace vegetation that cannot be repaired and restored to full-growth status, as determined by the Owner's Representative.

B. Trees: Remove and replace trees indicated to remain that are more than 25 percent dead or in an unhealthy condition before the end of the maintenance period or are damaged during construction operations that the Owner's Representative determines are incapable of restoring to normal growth pattern.

1. Provide new trees of same size and species as those being replaced for each tree that measures three (3) inches or smaller in caliper size.

2. Provide new trees of 48" box size and species as those being replaced for each tree that measures greater than three (3) inches. In addition, the liability to the General Contractor shall be set at $500.00 minimum per tree. The Trunk Formula method for Northern California established by the International Society of Arboriculture must be used to compute the actual value.

3. Plant and maintain new trees as specified in Section 32 90 00 "Planting."

C. Soil Aeration: Where directed by the Owner's Representative, aerate surface soil compacted during construction. Aerate 10 feet beyond drip line and no closer than 36 inches to tree trunk. Drill two (2) inch diameter holes a minimum of 12 inches (300 mm) deep at 24 inches o.c. Backfill holes with an equal mix of augured soil and sand.

3.12 REMOVAL OF EXISTING TREES:

A. Contractor shall remove and demolish from the site trees and vegetation indicated on the Drawings. Additional trees and vegetation conflicting with work require written approval by Owner or Architect.

B. Tree removal shall include branches, leaves, roots, stumps and stump grindings to a minimum depth of 18" below proposed subgrade. Exact depth shall be determined in accordance with and as required for building and hardscape work included under this contract.

C. Contractor shall fill depressions caused by tree removal with topsoil or site soil.

D. Properly dispose of any vegetation debris in a legal and acceptable manner off project/site property.

END OF SECTION 01 56 39 (Revised 12/16/2025)

SECTION 017416 - CUTTING AND PATCHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification sections, apply to work of this section.

1.2 SUMMARY

A. Section Includes:

1. Cutting and patching existing construction.

1.3 DESCRIPTION OF REQUIREMENTS

A. Definition: "Cutting and patching" includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Cutting and patching shall be coordinated with Hazardous Materials Abatement throughout the project.

1. "Cutting and patching" is performed for coordination of the work, to uncover work for access or inspection, to obtain samples for testing, to permit alterations to be performed or for other similar purposes.
2. Cutting and patching performed during the manufacture of products, or during the initial fabrication, erection or installation processes is not considered to be "cutting and patching" under this definition. Drilling of holes to install fasteners and similar operations are also not considered to be "cutting and patching".

B. "Selective Demolition" are recognized as related-but-separate categories of work, which may or may not require cutting and patching as defined in this section; refer to Section 024119 "Selective Demolition".

C. Refer to other sections of these specifications for specific cutting and patching requirements and limitations application to individual units of work.

D. Unless otherwise specified, applicable requirements of this section apply to mechanical and electrical work. Refer to Division 21 through Division 27 sections for additional requirements and limitations on cutting and patching of mechanical and electrical work.

1.4 PREINSTALLATION MEETINGS

A. Cutting and Patching Conference: Conduct conference at Project site.

B. Prior to submitting cutting and patching plan, review extent of cutting and patching anticipated and examine procedures for ensuring satisfactory result from cutting and patching work. Inform Architect of scheduled meeting.

1.5 QUALITY ASSURANCE

A. Requirements for Structural Work: Do not cut and patch structural work in a manner that would result in a reduction of load-carrying capacity or of load-deflection ratio.

B. Before cutting and patching the following categories of work, obtain the Architect/Engineer's approval to proceed with cutting and patching as described in the procedural proposal for cutting and patching.

1. Structural steel
2. Miscellaneous structural metals, including lintels, equipment supports, stair systems and similar categories of work.
3. Foundation construction.
4. Timber and primary wood framing.
5. Bearing and retaining walls.
6. Piping, ductwork, vessels and equipment.

C. Operational and Safety Limitations: Do not cut and patch operational elements or safety related components in a manner that would result in a reduction of their capacity to perform in the manner intended, including energy performance, or that would result in increased maintenance, or decreased operational life or decreased safety.

D. Before cutting and patching the following elements of work, and similar work elements where directed, obtain the Architect/ Engineer's approval to proceed with cutting and patching as proposed in the proposal for cutting and patching.

1. Primary operational systems and equipment:
2. Water/moisture/vapor/air/smoke barriers, membranes and flashings.
3. Noise and vibration control elements and systems.
4. Control, communication, conveying, and electrical wiring systems.

E. Visual Requirements: Do not cut and patch work exposed on the building's exterior or in its occupied spaces, in a manner that would, in the Architect/Engineer's opinion, result in lessening the building's aesthetic qualities. Do not cut and patch work in a manner that would result in substantial visual evidence of cut and patch work. Remove and replace work judged by the Architect/ Engineer to be cut and patched in a visually unsatisfactory manner.

1.6 SUBMITTALS

A. Procedural Proposal for Cutting and Patching: Where prior approval of cutting and patching is required, submit proposed procedures for this work well in advance of the time work will be performed and request approval to proceed. Include the following information, as applicable, in the submittal.

1. Describe nature of the work and how it is to be performed, indicating why cutting and patching cannot be avoided. Describe anticipated results of the work in terms of changes to existing work, including structural, operational and visual changes as well as other significant elements.
2. List products to be used and firms that will perform work.
3. Give dates when work is expected to be performed.
4. List utilities that will be disturbed or otherwise be affected by work, including those that will be relocated and those that will be out-of-service temporarily. Indicate how long utility service will be disrupted.

B. Where cutting and patching of structural work involves the addition of reinforcement, submit details and engineering calculations to show how that reinforcement is integrated with original structure to satisfy requirements.

C. Approval by the Architect/Engineer to proceed with cutting and patching work does not waive the Architect/Engineer's right to later require complete removal and replacement of work found to be cut and patched in an unsatisfactory manner.

PART 2 - PRODUCTS

2.1 MATERIALS

A. General: Except as otherwise indicated, or as directed by the Architect/Engineer, use materials for cutting and patching that are identical to existing materials. If identical materials are not available, or cannot be used, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for cutting and patching that will result in equal-or-better performance characteristics.

PART 3 - EXECUTION

3.1 INSPECTION

A. Before cutting, examine the surfaces to be cut and patched and the conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding with the work.

B. Before the start of cutting work, meet at the work site with all parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict between the various trades. Coordinate layout of the work and resolve potential conflicts before proceeding with the work.

3.2 PREPARATION

A. Temporary Support: To prevent failure provide temporary support of work to be cut.

B. Protection: Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations.

C. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

D. Take precautions not to cut existing pipe, conduit or duct serving the building but scheduled to be relocated until provisions have been made to bypass them.

3.3 PERFORMANCE

A. General: Employ skilled workmen to perform cutting and patching work. Except as otherwise indicated or as approved by the Architect/Engineer, proceed with cutting and patching at the earliest feasible time and complete work without delay.

B. Cutting: Cut the work using methods that are least likely to damage work to be retained or adjoining work. Where possible review proposed procedures with the original installer; comply with original installer's recommendations.

1. In general, where cutting is required use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut through concrete and masonry using a cutting machine such as a carborundum saw or core drill to insure a neat hole. Cut holes and slots neatly to size required with minimum disturbance of adjacent work. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces. Temporarily cover openings when not in use.

C. Patching: Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work.

1. Where feasible, inspect and test patched areas to demonstrate integrity of work.
2. Restore exposed finishes of patched areas and where necessary extend finish restoration into retained adjoining work in a manner which will eliminate evidence of patching and refinishing.
3. Where removal of walls or partitions extends one finished area into another finished area, patch and repair floor and / or wall surfaces in the new space to provide an even surface of uniform color and appearance. If necessary to achieve uniform color and appearance, remove existing floor and wall coverings and replace with new materials.
4. Where patch occurs in a smooth painted surface, extend final paint coat over entire unbroken surface containing patch to the next plane transition or change in material, after patched area has received prime and base coat.
5. Patch, repair or rehang existing ceilings as necessary to provide an even plane surface of uniform appearance.
6. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

3.4 CLEANING

A. Thoroughly clean areas and spaces where work is performed or used as access to work. Completely remove excess paint, mortar, oils, putty and items of similar nature. Thoroughly clean piping, conduit and similar features before painting or other finishing is applied. Restore damaged pipe covering to its original condition.

END OF SECTION 017416

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes administrative and procedural requirements for the following:

1. Salvaging nonhazardous demolition and construction waste.
2. Recycling nonhazardous demolition and construction waste.
3. Disposing of nonhazardous demolition and construction waste.

B. Related Requirements:
1. Section 018113.71 “Sustainable Design Requirements – CALGreen Non-Residential Mandatory”
2. Section 024119 “Selective Demolition” for requirements for refrigerant recovery.
3. Section 028100 “Disposal of Lamps, Ballasts and Other Universal Waste” for removal and disposal of PCB-Containing lamps and ballasts, mercury-containing thermostats and other items that fall within California’s list of prohibited Universal Waste materials.

1.3 DEFINITIONS

A. Construction Waste: Building, structure, and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building, structure, and site improvement materials resulting from demolition operations.

C. Disposal: Removal of demolition or construction waste and subsequent salvage, sale, recycling, or deposit in landfill, incinerator acceptable to authorities having jurisdiction, or designated spoil areas on Owner’s property.

D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.4 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition and construction waste becomes property of Contractor.

1.5 ACTION SUBMITTALS

A. Documentation General: Provide documentation to the enforcing agency which demonstrates compliance with Cal Green Section 5.408.1.1 through 5408.1.3.

B. Waste Management Plan: Submit plan within 30 days of date established for the Notice of Award. Plan must include the following:

1. Strategies to reduce the generation of waste during Project design and construction.
2. Waste diversion goals for Project, identifying the materials (both structural and nonstructural) targeted for recycling, reuse, or salvage and identifying the target diversion percentage (at least 50 percent).
3. Where materials will be taken, including expected diversion rates for each material.

1.6 INFORMATIONAL SUBMITTALS

A. Waste Reduction Progress Reports: Submit report concurrent with each application for payment. Show waste management plan compliance status.

1. Material category.
2. Generation point of waste.
3. Total quantity of waste in tons.
4. Quantity of waste salvaged, both estimated and actual in tons.
5. Quantity of waste recycled, both estimated and actual in tons.
6. Total quantity of waste recovered (salvaged plus recycled) in tons.
7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.

B. Waste Reduction Calculations: Before request for Substantial Completion, calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.

C. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.

D. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.

E. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

F. Landfill Disposal Records: Indicate receipt and acceptance of waste by landfill facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

G. Qualification Statements: For refrigerant recovery technician.

H. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed in accordance with EPA regulations. Include name and address of technician and date refrigerant was recovered.

I. Refrigerant Recovery: Comply with requirements in Section 024119 "Selective Demolition" for refrigerant recovery submittals.

1.7 QUALITY ASSURANCE

A. Waste Management Coordinator Qualifications: Experienced firm, or individual employed and assigned by General Contractor, with a record of successful waste management coordination of projects with similar requirements. Superintendent may serve as Waste Management Coordinator.

B. Regulatory Requirements: Comply with transportation and disposal regulations of authorities having jurisdiction.

C. Waste Management Conference(s): Conduct conference(s) at Project site to comply with requirements in Division 01 requirements. Review methods and procedures related to waste management including, but not limited to, the following:

1. Review and discuss waste management plan including responsibilities of each contractor and waste management coordinator.
2. Review requirements for documenting quantities of each type of waste and its disposition.
3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

1.8 WASTE MANAGEMENT PLAN

A. General: Develop a waste management plan in accordance with requirements in this Section. Plan must include provisions for waste identification, waste reduction work plan, and cost/revenue analysis. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.

1. Implement waste management plan at start of construction.
2. Review waste management plan at pre-construction meeting and progress meetings.
3. Distribute approved waste management plan to affected parties.
4. Oversee plan implementation, instruct construction personnel for plan compliance, and document plan results.

B. Waste Identification: Indicate anticipated types and quantities of waste generated by the Work. Include estimated quantities and assumptions for estimates.

C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.

1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work in compliance with Section 024119 "Selective Demolition."
2. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
3. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
4. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.

D. When purchasing products, require the following to prevent waste when applicable.

1. Ensure correct quantity is delivered to site.
2. Choose products with minimal or no packaging.
3. Require returnable pallets and containers.
4. Require suppliers to take or buy-back rejected and unused items.

1.9 UNIVERSAL WASTE

A. Provide verification that Universal Waste items such as fluorescent lamps and ballasts and mercury containing thermostats are disposed of properly and diverted from landfills. See Section 028100 “Disposal of Lamps, Ballasts and Other Universal Waste”.

PART 2 - PRODUCTS

2.1 RECYCLING RECEIVERS AND PROCESSORS

A. Recycling Receivers and Processors:

1. The General Contractor shall be responsible for coordinating all recycling receivers and processors for demolition and construction wastes throughout the course of the project.
2. List below is provided for information only; available recycling receivers and processors include, but are not limited to, the following:

    a. General Building Materials:

        1) Green Waste Recovery, 625 Charles St., San Jose, CA 408.283.4800
        2) Waste Management Office, 6175 South Front Road, Livermore, CA 925.447.1300
        3) BFI Waste Services of Salinas, 271 Rianda St., Salinas, CA 831.775.3840

2.2 PERFORMANCE REQUIREMENTS

A. General: Achieve end-of-Project rates for salvage/recycling of minimum 65 percent by weight of total nonhazardous solid waste generated by the Work. Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials, including the following:

1. Demolition Waste:
    a. Wood studs.
    b. Wood joists.
    c. Plywood and oriented strand board.
    d. Wood paneling.
    e. Wood trim.
    f. Insulation.
    g. Rough hardware.
    h. Door hardware.
    i. Doors and frames.
    j. Windows.
    k. Glazing.
    l. Gypsum board.
    m. Acoustical tile and panels.
    n. Carpet.
    o. Carpet pad.
    p. Equipment.
    q. Cabinets.
    r. Plumbing fixtures.
    s. Piping.
    t. Supports and hangers.
    u. Valves.
    v. Mechanical equipment.
    w. Electrical conduit.
    x. Copper wiring.
    y. Lighting fixtures.

z. Lamps.
aa. Ballasts.
bb. Electrical devices.

2. Construction Waste:
a. Lumber.
b. Wood sheet materials.
c. Wood trim.
d. Metals.
e. Insulation.
f. Gypsum board.
g. Piping.
h. Electrical conduit.
i. Packaging: Regardless of salvage/recycle goal indicated above, salvage or recycle 100 percent of the following uncontaminated packaging materials:

1) Paper.
2) Cardboard.
3) Boxes.
4) Plastic sheet and film.
5) Polystyrene packaging.
6) Wood crates, pallets, shipping containers
7) Plastic pails.

j. Construction Office Waste: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the following construction office waste materials:

1) Paper.
2) Aluminum cans.
3) Glass containers.

B. Waste Stream Reduction Alternative

1. If the combined weight of new construction disposal does not exceed two pounds per square foot of building area, it may be deemed to meet the 65 percent minimum requirement as approved by the enforcing agency.

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

1. Comply with operation, termination, and removal requirements in Section 015000 "Temporary Facilities and Controls."

B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.

1. Distribute waste management plan to everyone concerned within three days of submittal return.
2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.

C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged and recycled.
2. Comply with requirements for controlling dust and dirt, environmental protection, and noise control, as required by Owner.

3.2 SALVAGING DEMOLITION WASTE

A. Comply with requirements in Section 024119 "Selective Demolition" and Section 028100 “Disposal of Lamps, Ballasts and Other Universal Waste” for salvaging demolition waste.

B. Salvaged Items for Reuse in the Work: Salvage items for reuse and handle as follows:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
3. Store items in a secure area until installation.
4. Protect items from damage during transport and storage.
5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.

C. Salvaged Items for Sale or Donation: Not permitted on Project site.

D. Salvaged Items for Owner's Use: Handle as follows:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner.
5. Protect items from damage during transport and storage.

E. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.

F. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.

G. Plumbing Fixtures: Separate by type and size.

H. Lighting Fixtures: Separate lamps by type and protect from breakage.

I. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.

3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

A. General: Recycle paper and beverage containers used by on-site workers.

B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.

C. Preparation of Waste: Prepare and maintain recyclable waste materials in accordance with recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.

D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.

1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.

    a. Inspect containers and bins for contamination and remove contaminated materials if found.

2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
4. Store components off the ground and protect from the weather.
5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor as often as required to prevent overfilling bins.

3.4 RECYCLING DEMOLITION WASTE

A. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, panel products, and treated wood materials.

B. Metals: Separate metals by type.

1. Structural Steel: Stack members according to size, type of member, and length.
2. Remove and dispose of bolts, nuts, washers, and other rough hardware.

C. Gypsum Board: Stack large clean pieces on wood pallets and store in a dry location. Remove edge trim and sort with other metals. Remove and dispose of fasteners.

D. Acoustical Ceiling Panels and Tile: Stack large clean pieces on wood pallets and store in a dry location.

1. Separate suspension system, trim, and other metals from panels and tile and sort with other metals.

E. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.

F. Plumbing Fixtures: Separate by type and size.

G. Piping: Reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinklers, and other components by type and size.

H. Lighting Fixtures: Separate lamps by type and protect from breakage.

I. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.

J. Conduit: Reduce conduit to straight lengths and store by type and size.

3.5 RECYCLING CONSTRUCTION WASTE

A. General: Contractor shall coordinate recycling of construction waste with product provider so that to the extent possible scrap materials, drop and clean cut-offs may be recycled through the product manufacturer and re-enter in the manufacturing process. When not possible, construction waste should go through a recycling facility, in lieu of entering the land fill.

B. Packaging:

1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
2. Polystyrene Packaging: Separate and bag materials.

3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

C. Wood Materials:

1. Stack large clean cut-offs of lumber, nail free, i.e. pieces of scrap, drop, etc. in dry location and remove to off –site recycling facility.

D. Gypsum Board: Stack large clean pieces on wood pallets and store in a dry location.

1. Coordinate with gypsum manufacturer to reclaim and recycle unused scraps or drop material so that it may be reused as at manufacturer's plant of origin or other recycling facility.

E. Paint: Seal containers and store by type.

3.6 DISPOSAL OF WASTE

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

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

B. Burning: Burning of waste materials is not permitted.

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

END OF SECTION 017419

SECTION 018113.71 - SUSTAINABLE DESIGN REQUIREMENTS - CALGREEN NON-RESIDENTIAL MANDATORY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: General requirements and procedures for compliance with and certification from 24 CCR 11 (hereafter, "CALGreen").

1. Some CALGreen requirements depend on product selections and may not be specifically identified as CALGreen requirements. Compliance with CALGreen requirements may be used as one criterion to evaluate substitution requests and comparable product requests.

1.2 DEFINITIONS

A. VOCs: Volatile organic compounds.

B. Composite Wood Products: Hardwood plywood, particleboard, and medium-density fiberboard. Composite wood products do not include hardboard, structural plywood.

C. Recycled Content: Component of a material made of recycled materials. Recycled material can be derived from two sources: pre-consumer, also known as "post-industrial," or "post-consumer." "Post-consumer recycled material" refers to items, such as aluminum cans, that have been in the consumer market. Post-industrial material is waste generated from the original manufacturing process that is used again.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site. Review CALGreen requirements and action plans for compliance with requirements. Also, reference Section 013100 "Project Management and Coordination" for further information.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Respond to questions and requests from Architect about CALGreen requirements that depend on product selection or product qualities. Document responses as informational submittals.

B. Submit documentation to enforcing agency for credits that are the responsibility of Contractor, that depend on product selection or product qualities, or that depend on Contractor's procedures until enforcing agency has made its determination on Project's CALGreen certification application.

1. Document correspondence with review team, as assigned by the enforcing agency, as informational submittals.

C. Environmental Management System: Document the following:

1. Environmental policy.
2. Regulatory compliance and training.
3. Environmental risk assessment that shows sensitive environmental areas and ranks potential risks that may arise from the construction.
4. Environmental risk management strategies.
5. Environmental management roles, responsibilities, and reporting structure for the construction phase.
6. Site and work instructions for site personnel, outlining environmental procedures during construction.
7. Environmental inspection checklists.
8. Records of compliance.

1.5 ACTION SUBMITTALS

A. General: Submit additional sustainable design submittals required by other Specification Sections.

B. Sustainable design submittals are in addition to other submittals.

1. If submitted item is identical to that submitted to comply with other requirements, include an additional copy with other submittal as a record copy of compliance with indicated CALGreen requirements instead of separate sustainable design submittal. Mark additional copy "Sustainable Design Submittal."

C. Sustainable Design Documentation Submittals:

1. Stormwater pollution prevention plan.
2. Product data for irrigation system components, including, but not limited to, the following:

    a. Sprinkler Heads: Indicate degree of head rotation and spray characteristics/pattern.
    b. Controllers and sensors.

3. Product data and schedules for plumbing fixtures and fittings. Include rated capacities and WaterSense certification where applicable.
4. Product data for residential appliances, indicating that products are Energy Star rated.
5. Environmental management system documents.
6. Lighting controls.
7. Environmental product declarations.
8. Third-party certifications based on multiple-attribute standards.
9. Third-party-certified life-cycle product assessments.

10. Product data, manufacturer's certifications, chain-of-custody certification, or other documentation acceptable to authorities having jurisdiction; for products containing composite wood, agrifiber products, or wood glues, indicate compliance with California Air Resource Board's "Airborne Toxic Control Measure to Reduce Formaldehyde Missions from Composite Wood."
11. Construction waste management plan complying with Section 017419 "Construction Waste Management and Disposal."
12. Product data and laboratory test reports for adhesives and sealants indicating VOC content and compliance with requirements for low-emitting materials.
13. Certificates for carpet and undercarpet adhesives indicating compliance with Carpet and Rug Institute's Green Label Plus testing program.
14. Product data and laboratory test reports for paints and coatings indicating VOC content and compliance with requirements for low-emitting materials.
15. Laboratory test reports for hard flooring, insulation, acoustical ceilings, and wall coverings, indicating compliance with requirements for low-emitting materials, as defined in "Low-Emitting Materials" Article.

1.6 INFORMATIONAL SUBMITTALS

A. Project Materials Cost Data: Submit statement indicating total cost for materials used for the Work. Costs exclude labor, overhead, and profit. Include breakout of costs for the following categories of items:

1. Plumbing.
2. Mechanical.
3. Electrical.
4. Specialty items, such as elevators and equipment.
5. Wood-based construction materials.

B. Sustainable Design Action Plans: Submit preliminary submittals within 30 days of date established for the Notice to Proceed indicating how the following requirements will be met:

1. CALGreen checklist for mandatory measures.
2. CALGreen Tier 1 or Tier 2 checklist as required.
3. List of products with environmental product declarations.
4. List of products complying with requirements for multiple-attribute standards.
5. List of products complying with requirements for life-cycle product assessments.
6. Environmental policy.
7. Waste management plan complying with Section 017419 "Construction Waste Management and Disposal."
8. Construction IAQ management plan.

C. Sustainable Design Progress Reports: Concurrent with each Application for Payment, submit reports comparing actual construction and purchasing activities with sustainable design action plans.

PART 2 - PRODUCTS

Go back through our finish sections and add in this information and connect back to this section

2.1 MATERIALS

A. Provide products and procedures necessary to comply with CALGreen requirements referenced in the Evaluations. Although other Sections may specify some requirements that contribute to referenced CALGreen requirements, determine additional materials and procedures necessary to comply with CALGreen requirements indicated.

2.2 LOW-EMITTING MATERIALS

A. Adhesives and Sealants:

1. For field applications inside the building, adhesives and sealants shall comply with the following VOC content limits:

a. Wood Glues: 30 g/L.
b. Metal-to-Metal Adhesives: 30 g/L.
c. Adhesives for Porous Materials (except Wood): 50 g/L.
d. Subfloor Adhesives: 50 g/L.
e. Plastic Foam Adhesives: 50 g/L.
f. Carpet Adhesives: 50 g/L.
g. Carpet Pad Adhesives: 50 g/L.
h. VCT and Asphalt Tile Adhesives: 50 g/L.
i. Cove Base Adhesives: 50 g/L.
j. Gypsum Board and Panel Adhesives: 50 g/L.
k. Rubber Floor Adhesives: 60 g/L.
l. Ceramic Tile Adhesives: 65 g/L.
m. Multipurpose Construction Adhesives: 70 g/L.
n. Fiberglass Adhesives: 80 g/L.
o. Contact Adhesive: 80 g/L.
p. Structural Glazing Adhesives: 100 g/L.
q. Wood Flooring Adhesive: 100 g/L.
r. Single-Ply Roof Membrane Adhesive: 250 g/L.
s. Special-Purpose Contact Adhesive (Contact Adhesive That Is Used to Bond Melamine Covered Board, Metal, Unsupported Vinyl, Rubber, or Wood Veneer 1/16 Inch or Less in Thickness to Any Surface): 250 g/L.
t. Plastic Cement Welding Compounds: 250 g/L.
u. ABS Welding Compounds: 325 g/L.
v. CPVC Welding Compounds: 490 g/L.
w. PVC Welding Compounds: 510 g/L.
x. Adhesive Primer for Plastic: 550 g/L.
y. Architectural Sealants: 250 g/L.
z. Nonmembrane Roof Sealants: 300 g/L.
aa. Single-Ply Roof Membrane Sealants: 450 g/L.
bb. Other Sealants: 420 g/L.

2. For field applications inside the building, adhesives and sealants must comply with the requirements of SCAQMD Rule 1168 for VOC limits and prohibition of certain toxic compounds, or local code when tested in accordance with the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

B. Carpet, cushion, and undercarpet adhesives will comply with CRI's Green Label Plus testing program.

C. Paints: For field applications inside the building, wall paints must comply with local code requirements when tested in accordance with the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

D. Resilient Flooring: Flooring must be certified by the Resilient Floor Covering Institute and/or be compliant when tested in accordance with the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Flooring must also comply with the Collaborative for High Performance Schools (CHPS) requirements.

E. Thermal Insulation: Provide insulation complying with CALGreen Tier 1 or 2 requirements.

F. Ceiling and Wall Panels: Acoustical ceiling and wall-cladding products must comply with the VOC emissions limits defined in the CHPS criteria and be listed in the CHPS Pre-Approved Products database or have a Greenguard Certification Program.

PART 3 - EXECUTION

3.1 CONSTRUCTION WASTE MANAGEMENT

A. CALGreen requires use of a construction waste management plan outlining how waste will be divided on the construction site, as well as how often it will be hauled to a landfill or recycling center and by whom.

B. CALGreen includes a sample plan outlining all specific requirements of the plan.

C. Comply with Section 017419 "Construction Waste Management and Disposal."

3.2 COMMISSIONING

A. CALGreen requires commissioning of the building mechanical and electrical systems to ensure proper installation and optimized performance as the building starts to be occupied. It also requires a systematic quality assurance process that spans the entire design and construction process and includes verifying and documenting that building systems and

components are planned, designed, installed, tested, operated, and maintained to meet Owner?s project requirements.

B. Comply with Section 019113 "General Commissioning Requirements".

3.3 INDOOR-AIR-QUALITY ASSESSMENT

IAQ testing is voluntary for Non-residential. It falls under an elective in the Tier 1 compliance. See table A5.602.1 CALGreen Verification Guidelines Tier 1 Checklist for list of items that are mandatory and elective.

A. Air-Quality Testing:

1. Conduct baseline IAQ testing, after substantial completion of construction and prior to occupancy, in accordance with the EPA's "Testing for Indoor Air Quality - Section 018109."
2. Verify compliance with standards and limits in the EPA's "Testing for Indoor Air Quality - Section 018109."

    a. Carbon monoxide maximum is 9 ppm, not to exceed outdoor levels by 2 ppm.
    b. Formaldehyde maximum is 27 ppb.
    c. Particulates maximum is 50 micrograms per cubic meter.
    d. 4-Phenylcyclohexene maximum is 6.5 micrograms per cubic meter.
    e. Total VOC maximum is 300 micrograms per cubic meter.

3. For each sampling point where the maximum concentration limits are exceeded, take corrective action until air samples indicate compliance.
4. For each sampling point where airborne [**mold**] [**and**] [**mildew**] indoor species distribution varies by more than 10 percent from exterior sampling specification, identify source of [**mold**] [**and**] [**mildew**] and remediate with corrective action, then retest until compliant results are attained.
5. If noncompliant test results occur, provide a written report describing source(s) of noncompliant condition(s) and corrective action(s) implemented.

END OF SECTION 018113.71

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Extent of selective demolition work is indicated on drawings.

B. Section Includes:

1. Demolition and removal of selected portions of exterior or interior of building or structure and site elements.
2. Removal and salvage of existing items for delivery to Owner and removal of existing items for reinstallation.

C. Removal Work Specified Elsewhere:

1. Cutting non-structural floors and walls for piping, ducts, and conduit is included with the work of the respective mechanical and electrical Divisions 21 through 27 specification sections.

D. Related Requirements:
1. Section 017416 “Cutting and Patching”.
2. Section 017419 “Construction Waste Management and Disposal”.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.

B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner as indicated.

C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

1.4 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.5 COORDINATION

A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

1.6 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.

1. Inspect and discuss condition of construction to be selectively demolished.
2. Review structural load limitations of existing structure.
3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
5. Review areas where existing construction is to remain and requires protection.
6. Review and finalize protection requirements.
7. Review procedures for noise control and dust control.
8. Review storage, protection, and accounting for items to be removed for salvage or reinstallation.

1.7 INFORMATIONAL SUBMITTALS

A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for dust control and, for noise control. Indicate proposed locations and construction of barriers.

B. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator and stairs.
5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

C. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations.

D. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.8 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

1.9 FIELD CONDITIONS

A. Owner will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in manner that will minimize need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities which will severely impact Owner's normal operations.

B. Owner assumes no responsibility for actual condition of items of structures to be demolished.

1. Owner will remove and salvage selected elements from the area of work prior to start of demolition or during progress of work. Elements so affected will be clearly marked/identified and are to be excluded from work.
2. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical. However, variations within structure may occur by Owner's removal and salvage operations prior to start of selective demolition work.

C. Partial Demolition and Removal: Items indicated to be removed but of salvable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.

1. Storage or sale of removed items on site will not be permitted.

D. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

E. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

F. Storage or sale of removed items or materials on-site is not permitted.

G. 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.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

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

B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Prior to commencement of selective demolition work, inspect areas in which work will be performed. Photograph existing conditions to structure surfaces, equipment or to surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with Owner's Representative prior to starting work.

B. Permits: Where applicable, Contractors shall give all notices to governmental agencies, obtain all required permits, arrange for agency inspections and pay all associated fees related to legally mandated environmental protection regulations.

C. Verify that utilities have been disconnected and capped before starting selective demolition operations.

D. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Arrange to shut off utilities with utility companies.
2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building. Provide minimum of 72 hours advance notice to Owner if shut- down of service is necessary during change-over.

3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

    a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
    c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
    d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
    e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
    f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
    g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.3 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.
5. Comply with requirements for temporary enclosures, dust control, heating, and cooling as required by Owner.

B. Cover and protect furniture, equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.

C. Erect and maintain dust-proof partitions and closures as required to prevent spread of dust or fumes to occupied portions of the building.

D. Provide weatherproof closures for exterior openings resulting from demolition work.

E. Remove temporary barricades and protections where hazards no longer exist.

3.4 SELECTIVE DEMOLITION, GENERAL

A. Perform all selective demolition work necessary for installation of new work, including but not limited to, removal of walls, foundations, openings, electrical, mechanical, plumbing, roofing and finishes.

B. 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. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
5. Maintain fire watch during and for at least 1 hours after flame-cutting operations.
6. Maintain adequate ventilation when using cutting torches.
7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
10. For interior slabs on grade, use removal methods that will not crack or structurally disturb adjacent slabs or partitions. Use power saw where possible.
11. For renovation work remove existing door hardware indicated to be replaced by new hardware as shown in the door and hardware schedules.
12. Remove existing door hardware for new door hardware designated on opening and hardware schedules.
13. If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Owner's Representative in written, accurate detail. Pending receipt of directive from Owner's Representative rearrange selective demolition schedule as necessary to continue overall job progress without delay.
14. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."

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

D. Removed and Salvaged Items:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner and obtain receipt.
5. Protect items from damage during transport and storage.

E. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. 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.

F. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."

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.

3.7 CLEAN UP AND REPAIR

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.

B. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.

C. Repair all surfaces to match existing surfaces of doors and frames at removed hardware conditions left evident after new hardware installations.

D. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work. All grass and lawn areas altered or destroyed due to construction work shall be replaced with sod of similar grass type as existing adjacent grasses. Contractor shall ensure lawn is level and returned to its original condition to the satisfaction of the architect.

E. Repair all surfaces to match existing adjacent surfaces where existing system has been removed and left evident after new system installation, i.e. ducts, louvers, conduits, etc.

END OF SECTION 024119

SECTION 05 40 00 - COLD-FORMED METAL FRAMING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Section Includes: Provision of light gauge steel stud and joist framing. Work includes, but is not necessarily limited to the following:

1. Load-bearing steel stud framing at exterior walls.

1. Non-load bearing steel stud framing at exterior walls.

2. Interior stud wall and ceiling framing with studs.

3. Framing accessories.

1.2 REFERENCES

A. Requirements of the GENERAL CONDITIONS and DIVISION NO. 1 apply to all Work in this Section.

B. Published specifications, standards, tests, or recommended methods of trade, industry, or governmental organizations apply to Work of this Section where cited by abbreviations noted below (latest editions apply).

1. California Code of Regulations, Title 24, Part 2, also known as the California Building Code (CBC), 2022 Edition.

2. American Society for Testing and Materials (ASTM).

3. Federal Specifications (FS).

4. American Welding Society (AWS) D1.3: "Structural Welding Code - Sheet Steel."

5. American Iron and Steel Institute (AISI): "Specifications for the Design of Cold-Formed Steel Structural Members."

6. Steel Stud Manufacturer's Association (SSMA).

7. Metal Lath Association (MLA): "Specifications for Metal Lath and Furring."

8. Society of Protective Coatings (SSPC).

1.3 QUALITY ASSURANCE

A. Regulatory Requirements:

1. Comply with fire-resistance ratings as indicated and as required by governing authorities and codes.

2. Provide materials, accessories, and application procedures which have been listed by an approved testing agency or tested according to ASTM E119 for the type of construction shown.

3. Comply with CBC Section 2211A.1 and AISI requirements for design and identification of cold-formed steel.

4. Framing shall conform to the ICC Report for stud gauge and spacing for all wall conditions.

B. Steel stud system shall conform to referenced AISI documents.

C. Installer: Company specializing in performing the work of this Section with minimum 3 years' documented experience.

D. Welders: Qualified in accordance with AWS D1.3 for welding process, position, type of weld and type of steel.

1.4 SUBMITTALS

A. Submit in accordance with provisions of Section 01 30 00, "Submittals."

B. Product Data: Manufacturer's ICC report, specifications and installation instructions for steel studs, fasteners, and accessories.

C. Experience of installer if requested by Architect.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Procedures: In accordance with Section 01 60 00, "Materials & Equipment."

B. Protect framing from rusting and damage.

C. Deliver in manufacturer's unopened containers or bundles fully identified with name, brand, type and grade.

D. Store inside a dry, ventilated space, and protect framing from rust and damage.

1.6 JOB CONDITIONS

A. Coordinate stud sizes and layouts with the work of the various trades. Where ductwork, conduit, piping, casework, and other such items exceed indicated available space, increase stud sizes or make other minor modifications as necessary to accommodate the work at no change in cost of the Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturers: Any member of Steel Stud Manufacturer's Association (ICC ER-3064P).

2.2 MATERIALS

A. Sheet Steel: ASTM A1003 or A653.

B. Studs and tracks:

1. See drawings for size and gauge.

2. Galvanization per ASTM A653 with G60 minimum.

C. Cold-Rolled Furring Channels: As specified in Section 09 10 00, "Metal Support Systems."

D. Vertical Deflection Clips (non-load-bearing framing): Manufacturer's standard bypass and head clips as required, capable of isolating wall stud from upward and downward vertical displacement of primary structure using mechanical fasteners. Acceptable Manufacturer: The Steel Network, Inc. Connections must be tested in accordance with ICC AC261 criteria and hold a valid ICC ERS evaluation service report to be accepted, such as ICC ESR-1903, or equivalent. Provide clips with attached bushing and screw of the series, size and configuration as required by the structural design calculations.

1. VertiClip® or VertiTrack® series or equal to. Mechanical attachment to structure and screw attachment to stud web using step-bushings to permit frictionless vertical movement.

E. Drift Clips® (non-load-bearing framing): Manufacturer's standard bypass and head of wall clips (as required), capable of isolating wall stud from upward and downward vertical displacement and lateral drift of primary structure using mechanical fasteners. Acceptable Manufacturer: The Steel Network, Inc. Connections must be tested in accordance with ICC AC261 criteria and hold a valid ICC ERS evaluation service report to be accepted, such as ICC ESR-1903, or equivalent.

1. DriftClip® series or equal to. Mechanical attachment to structure and screw attachment to stud web using step-bushings to permit frictionless vertical and lateral movement.

F. Sliptrack: as indicated on approved drawings. Acceptable Manufacturers: Sliptrack Systems (ICC ESR-2049) or engineer approved equal.

G. Partition Stiffeners or Bridging: Unpunched channel shape, formed of 16-gauge steel to required dimensions.

H. Welding Electrodes: AWS low hydrogen, rod number and diameter as approved by the Owner's Testing Agency.

I. Touch-up Primer for Galvanized Surfaces: SSPC Paint 20 zinc rich.

J. Metal Screws: Screws shall be self-drilling and self-tapping. Screws shall penetrate substrate by a minimum of three full threads exposed. Use low profile heads as required by architectural finish.

1. Sheet Metal Screw (SMS): No. 8 and larger as noted on Drawings.

a. The minimum spacing between centers of fasteners shall not be less than 3 times the fastener diameter. The minimum edge distance from the center of fastener to the edge of any part shall not be less than 1.5 times the fastener diameter.

2. Heavy Gauge Screws: Size as noted on Drawings. Use "TEKS" screws by ITW Buildex (ICC ESR-1976) or equal product substituted per Section 01 63 00.

3. Hex Head Screws: Size as noted on Drawings. Use "Kwik-Flex" screws by Hilti or equal product substituted per Section 01 63 00.

PART 3 - EXECUTION

3.1 PREPARATION

A. Coordinate details and requirements of other Work which adjoins or fastens to studs and requires backing or special support framing included in this Section.

1. Items requiring backing or support include, but are not necessarily limited to casework, wall-specialties, and similar items.

2. Obtain Architect's approval of backing method proposed to satisfy requirements of this Section which differs from methods noted or shown.

3.2 EXAMINATION

A. Examine all parts of the supporting structure and the conditions under which studs will be installed.

B. Notify the Architect, in writing, of any conditions detrimental to the proper and timely completion of the Work.

C. Do not proceed with the installation of steel studs until unsatisfactory conditions have been corrected.

3.3 INSTALLATION

A. Tracks shall be securely anchored to supporting structure, with fasteners specified at not more than 24-inches on center.

B. Complete, uniform, and level bearing support shall be provided for the bottom track at each bearing-stud location. Install full metal shims below bottom track at stud locations as needed, or set bottom track in high-strength grout.

C. Abutting or intersecting pieces or track shall be securely anchored to a common structural element or spliced together.

1. Splices or butt welds shall be used at all butt joints in the runner track.

2. Do not splice studs.

D. Wall studs shall sit in top and bottom track with 1/16" maximum gap between wall stud and track web.

1. Studs shall be aligned or plumbed and securely fastened to the flanges of both top and bottom track.

2. Space studs 16-inches on center maximum unless otherwise noted on Drawings.

E. Isolate non-load-bearing steel framing from building structure to prevent transfer of vertical loads while providing lateral support.

1. Connect vertical (and/or drift) deflection clips to studs and anchor to primary building structure in accordance with manufacturer's recommendations.

F. Framed wall openings shall include a header and multiple studs at each edge of opening as indicated on Drawings. Contractors option to built-up jambs, headers, and sills: JamStud® by The Steel Network, Inc. ASTM A653/A653M, Grade 50 (340) 50ksi (340MPa), minimum yield strength 65ksi (450MPa), minimum tensile strength, G-60 (Z180) hot-dipped galvanized coating.

G. Diagonal bracing shall be installed at locations indicated for frame stability.

H. Install bridging as indicated on Drawings.

I. Form corners and intersections of partitions with three studs as shown on Drawings. Provide additional studs as indicated or required.

J. Joining of members shall be made with welding; wire tying of framing members shall not be permitted.

K. Welded connections shall be made by resistance spot fusion welding, fillet welding, or plug welding and shall be done in accordance with the latest recommended procedures and practices of the American Welding Society.

L. Do not cut or notch stud flanges.

M. Where exposed to weather, field abrasions and welds shall be touched up with zinc rich primer.

N. Erection Tolerances: Install cold formed metal framing to a maximum allowable tolerance variation from plumb, level, and true to line of 1/8-inch in 10 feet as follows:

1. Space individual framing members no more than plus or minus 1/8-inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

O. Provide all angles, clips and other miscellaneous pieces necessary to attach light gauge framing to building structure or to attach other materials to light gauge framing.

P. Do not bridge building expansion and control joints with cold formed metal framing. Independently frame both sides of joints.

3.4 INSTALLATION OF FIRE-RATED ASSEMBLIES

A. Install studs which are components of fire-rated wall assemblies as indicated.

3.5 BACKING IN STUD PARTITIONS

A. Securely weld or screw cut sections of unpunched stud to at least three stud or furring supports, leaving flat surface of backing stud web to receive attachment of object to be secured.

B. Verify that any pre-drilling of backing and attachment of spacers to prevent crushing of collateral material is done prior to application of collateral material.

C. If it is determined by the Architect that backing was not provided for any items as required, the Contractor shall remove the finish material and install backing. The Contractor shall patch and refinish surface to match adjacent area and finish.

3.6 FIELD QUALITY CONTROL

A. The Owner’s Testing Agency will:

1. Provide continuous inspection of welding, including prior fit-up, welding equipment, weld quality, and welder certification in accordance with AWS and CBC Section 1704A.3.

2. Provide continuous inspection during installation as required to establish conformity of Work requirements.

END OF SECTION

SECTION 05 52 00 – METAL RAILINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes the following:

1. Steel pipe and tube railings.

B. Related Sections include the following:

1. Specification Section 32 13 13 Concrete Work

1.3 PERFORMANCE REQUIREMENTS

A. Thermal Movements: Provide exterior railings that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

B. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

C. Structural Performance: Provide railing and handrail assemblies which, when installed, comply with the following minimum requirements for structural performance, unless otherwise indicated.

1. Handrail and Toprails: Capable of withstanding the following loads applied as indicated.

a. Uniform load of 50 lbs. per lineal ft. applied simultaneously in both vertical and horizontal directions.

1.4 SUBMITTALS

A. Product Data: For the following:

1. Manufacturer's product lines of mechanically connected railings.
2. Grout, anchoring cement, and paint products.

B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.

1. For installed products indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

C. Samples for Initial Selection: For products involving selection of color, texture, or design**,** including mechanical finishes on stainless steel.

D. Samples for Verification: For each type of exposed finish required.

1. Sections of each distinctly different linear railing member, including handrails, top rails, posts, and balusters.
2. Fittings and brackets.
3. Assembled Sample of railing system, made from full-size components, including top rail, post, handrail, and infill. Sample need not be full height.
    a. Show method of finishing, connecting members at intersections.

E. Mill Certificates: Signed by manufacturers of stainless-steel products certifying that products furnished comply with requirements.

F. Welding certificates.

G. Qualification Data: For professional engineer.

H. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, according to ASTM E 894 and ASTM E 935.

1.5 QUALITY ASSURANCE

A. Comply with 2022 California Building Code (CBC):

1. CBC 10 – CBC Chapter 10, Means of Egress.
2. CBC 11B – CBC Chapter 11B, Accessibility to Public Buildings, Public Accommodations, Commercial Facilities and Publicly Funded Housing.
3. CBC 16A – CBC Chapter 16A, Structural Design.
4. CBC 22A – CBC Chapter 22A, Steel.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual locations of walls and other construction contiguous with railings by field measurements before fabrication and indicate measurements on Shop Drawings.

1. Provide allowance for trimming and fitting at site.

1.7 COORDINATION AND SCHEDULING

A. Coordinate installation of anchorages for railings. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

B. Schedule installation so wall attachments are made only to completed walls. Do not support railings temporarily by any means that do not satisfy structural performance requirements.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Steel Pipe and Tube Railings:

a. Pisor Industries, Inc.

b. Sharpe Products.

c. Wagner, R & B, Inc.; a division of the Wagner Companies.

2.2 METALS, GENERAL

A. Metal Surfaces, General: Provide materials with smooth surfaces, without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes.

B. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails, unless otherwise indicated.

2.3 STEEL AND IRON

A. Tubing: ASTM A 500 (cold formed) or ASTM A 513, Type 5 (mandrel drawn).

B. Pipe: ASTM A 53/A 53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.

C. Plates, Shapes, and Bars: ASTM A 36/A 36M.

D. Castings: Either gray or malleable iron, unless otherwise indicated.

1. Gray Iron: ASTM A 48/A 48M, Class 30, unless another class is indicated or required by structural loads.

2. Malleable Iron: ASTM A 47/A 47M.

2.4 FASTENERS

A. General: Provide the following:

1. Steel Railings: Plated steel fasteners complying with ASTM B 633, Class Fe/Zn 25 for electrodeposited zinc coating.

B. Fasteners for Anchoring Railings to Other Construction: Select fasteners of type, grade, and class required to produce connections suitable for anchoring railings to other types of construction indicated and capable of withstanding design loads.

C. Fasteners for Interconnecting Railing Components:

1. Provide concealed fasteners for interconnecting railing components and for attaching them to other work, unless exposed fasteners are unavoidable or are the standard fastening method for railings indicated.

2. Provide tamper-resistant or square or hex socket flat-head machine screws for exposed fasteners, unless otherwise indicated.

D. Anchors: Provide cast-in-place or torque-controlled expansion anchors, fabricated from corrosion-resistant materials with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry and equal to four times the load imposed when installed in concrete, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.

2.5 MISCELLANEOUS MATERIALS

A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

1. For aluminum railings, provide type and alloy as recommended by producer of metal to be welded and as required for color match, strength, and compatibility in fabricated items.

B. Shop Primers: Provide primers that comply with Division 9 Section "High-Performance Coatings."

C. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79.

1. Use primer with a VOC content of 420 g/L (3.5 lb/gal.) or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

D. Shop Primer for Galvanized Steel: Zinc-dust, zinc-oxide primer formulated for priming zinc-coated steel and for compatibility with finish paint systems indicated, and complying with SSPC-Paint 5.

E. Galvanizing Repair Paint: High-zinc-dust-content paint for regalvanizing welds in steel, complying with SSPC-Paint 20.

F. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.

G. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior applications.

H. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound.

1. Water-Resistant Product: At exterior locations and where indicated provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended by manufacturer for exterior use.

2.6 FABRICATION

A. General: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads.

B. Assemble railings in the shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of joined pieces.

C. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch, unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.

D. Form work true to line and level with accurate angles and surfaces.

E. Fabricate connections that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.

F. Cut, reinforce, drill, and tap as indicated to receive finish hardware, screws, and similar items.

G. Connections: Fabricate railings with welded connections, unless otherwise indicated.

H. Welded Connections: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.

2. Obtain fusion without undercut or overlap.

3. Remove flux immediately.

4. At exposed connections, finish exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces.

I. Welded Connections for Aluminum Pipe: Fabricate railings to interconnect members with concealed internal welds that eliminate surface grinding, using manufacturer's standard system of sleeve and socket fittings.

J. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.

K. Form changes in direction as follows:

1. By flush bends or by inserting prefabricated flush-elbow fittings.

L. Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.

M. Close exposed ends of railing members with prefabricated end fittings.

N. Provide wall returns at ends of wall-mounted handrails, unless otherwise indicated. Close ends of returns unless clearance between end of rail and wall is 1/4 inch or less.

O. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work, unless otherwise indicated.

1. At brackets and fittings fastened to plaster or gypsum board partitions, provide fillers made from crush-resistant material, or other means to transfer wall loads through wall finishes to structural supports and prevent bracket or fitting rotation and crushing of substrate.

P. Provide inserts and other anchorage devices for connecting railings to concrete or masonry work. Fabricate anchorage devices capable of withstanding loads imposed by railings. Coordinate anchorage devices with supporting structure.

Q. For railing posts set in concrete, provide steel sleeves not less than 6 inches long with inside dimensions not less than 1/2 inch greater than outside dimensions of post, with steel plate forming bottom closure.

R. For removable railing posts, fabricate slip-fit sockets from steel tube or pipe whose ID is sized for a close fit with posts; limit movement of post without lateral load, measured at top, to not more than one-fortieth of post height. Provide socket covers designed and fabricated to resist being dislodged.

1. Provide chain with eye, snap hook, and staple across gaps formed by removable railing sections at locations indicated. Fabricate from same metal as railings.

2.7 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

D. Provide exposed fasteners with finish matching appearance, including color and texture, of railings.

2.8 STEEL AND IRON FINISHES

A. Galvanized Railings:

1. Hot-dip galvanize indicated steel and iron railings, including hardware, after fabrication.
2. Comply with ASTM A 123/A 123M for hot-dip galvanized railings.
3. Comply with ASTM A 153/A 153M for hot-dip galvanized hardware.

B. Fill vent and drain holes that will be exposed in the finished Work, unless indicated to remain as weep holes, by plugging with zinc solder and filing off smooth.

C. For galvanized railings, provide hot-dip galvanized fittings, brackets, fasteners, sleeves, and other ferrous components.

D. For nongalvanized steel railings, provide nongalvanized ferrous-metal fittings, brackets, fasteners, and sleeves, except galvanize anchors to be embedded in exterior concrete or masonry.

E. Preparation for Shop Priming: After galvanizing, thoroughly clean railings of grease, dirt, oil, flux, and other foreign matter, and treat with metallic-phosphate process.

F. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with minimum requirements indicated below for SSPC surface preparation specifications and environmental exposure conditions of installed railings:

1. Exterior Railings (SSPC Zone 1B): SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
2. Interior Railings (SSPC Zone 1A): SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."

G. Apply shop primer to prepared surfaces of railings, unless otherwise indicated. Comply with requirements in SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.

1. Do not apply primer to galvanized surfaces.
2. Stripe paint corners, crevices, bolts, welds, and sharp edges.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine plaster and gypsum board assemblies, where reinforced to receive anchors, to verify that locations of concealed reinforcements have been clearly marked for Installer. Locate reinforcements and mark locations if not already done.

3.2 INSTALLATION, GENERAL

A. Fit exposed connections together to form tight, hairline joints.

B. Perform cutting, drilling, and fitting required for installing railings. Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.

1. Do not weld, cut, or abrade surfaces of railing components that have been coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
2. Set posts plumb within a tolerance of 1/16 inch in 3 feet.
3. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.

C. Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.

D. Adjust railings before anchoring to ensure matching alignment at abutting joints.

E. Fastening to In-Place Construction: Use anchorage devices and fasteners where necessary for securing railings and for properly transferring loads to in-place construction.

3.3 RAILING CONNECTIONS

A. Nonwelded Connections: Use mechanical joints for permanently connecting railing components. Use wood blocks and padding to prevent damage to railing members and fittings. Seal recessed holes of exposed locking screws using plastic cement filler colored to match finish of railings.

B. Welded Connections: Use fully welded joints for permanently connecting railing components. Comply with requirements for welded connections in Part 2 "Fabrication" Article whether welding is performed in the shop or in the field.

C. Expansion Joints: Install expansion joints at locations indicated but not farther apart than required to accommodate thermal movement. Provide slip-joint internal sleeve extending 2 inches beyond joint on either side, fasten internal sleeve securely to 1 side, and locate joint within 6 inches of post.

3.4 ANCHORING POSTS

A. Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts have been inserted into sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions.

B. Leave anchorage joint exposed; wipe off surplus anchoring material; and leave 1/8-inch buildup, sloped away from post.

C. Anchor posts to metal surfaces with oval flanges, angle type, or floor type as required by conditions, connected to posts and to metal supporting members as follows:

1. For aluminum pipe railings, attach posts using fittings designed and engineered for this purpose.
2. For stainless-steel pipe railings, weld flanges to post and bolt to supporting surfaces.
3. For steel pipe railings, weld flanges to post and bolt to metal supporting surfaces.

D. Install removable railing sections, where indicated, in slip-fit metal sockets cast in concrete.

3.5 ANCHORING RAILING ENDS

A. Anchor railing ends to concrete and masonry with round flanges connected to railing ends and anchored to wall construction with anchors and bolts.

B. Anchor railing ends to metal surfaces with flanges bolted to metal surfaces and welded to railing ends or connected to railing ends using nonwelded connections.

3.6 ATTACHING HANDRAILS TO WALLS

A. Attach handrails to wall with wall brackets. Provide brackets with 1-1/2-inch clearance from inside face of handrail and finished wall surface.

1. Use type of bracket with predrilled hole for exposed bolt anchorage.

B. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.

C. Secure wall brackets to building construction as follows:

1. For concrete and solid masonry anchorage, use drilled-in expansion shields and hanger.
2. For wood stud partitions, use hanger or lag bolts set into wood backing between studs. Coordinate with carpentry work to locate backing members.
3. For steel-framed gypsum board and/or plaster partitions, fasten brackets directly to concealed steel reinforcements using self-tapping screws of size and type required to support structural loads.

3.7 ADJUSTING AND CLEANING

A. Clean aluminum and stainless steel by washing thoroughly with clean water and soap and rinsing with clean water.

B. Touchup Painting: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Division 9 painting Sections.

C. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780.

3.8 PROTECTION

A. Protect finishes of railings from damage during construction period with temporary protective coverings approved by railing manufacturer. Remove protective coverings at time of Substantial Completion.

B. Restore finishes damaged during installation and construction period so no evidence remains of correction work. Return items that cannot be refinished in the field to the shop; make required alterations and refinish entire unit, or provide new units.

END OF SECTION 05 52 00 (Revised 12/16/2025)

SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Wood products.
2. Dimension lumber framing.
3. Miscellaneous lumber.

1.2 DEFINITIONS

A. Boards or Strips: Lumber of less than 2 inches nominal size in least dimension.

B. Dimension Lumber: Lumber of 2 inches nominal size or greater but less than 5 inches nominal size in least dimension.

C. Exposed Framing: Framing not concealed by other construction.

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

1.3 INFORMATIONAL SUBMITTALS

A. Material Certificates:

1. For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Stack wood products flat with spacers beneath and between each bundle to provide air circulation. Protect wood products from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS

A. Lumber: Comply with DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry wood products.
4. Dress lumber, S4S, unless otherwise indicated.

B. Maximum Moisture Content:

1. Boards: 19 percent.
2. Dimension Lumber: 15 percent for 2-inch nominal thickness or less; 19 percent for more than 2-inch nominal thickness unless otherwise indicated.

2.2 DIMENSION LUMBER FRAMING

A. Non-Load-Bearing Interior Partitions by Grade: Construction or No. 2 grade.

1. Application: All interior partitions.
2. Species:

a. Western woods; WCLIB or WWPA.

B. Ceiling Joists: Construction or No. 2 grade.

1. Species:

a. Western woods; WCLIB or WWPA.

C. Joists, Rafters, and Other Framing by Grade: Construction or No. 2 grade.

1. Species:

a. Douglas fir-larch; WCLIB or WWPA.

2.3 MISCELLANEOUS LUMBER

A. Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:

1. Blocking.
2. Furring.
3. Utility shelving.

B. Dimension Lumber Items: Construction or No. 2 grade lumber of

1. Western woods; WCLIB or WWPA.

C. For blocking not used for attachment of other construction, Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will interfere with its attachment and purpose.

2.4 FASTENERS

A. General: Fasteners are to be of size and type indicated and comply with requirements specified in this article for material and manufacture. Provide nails or screws, in sufficient length, to penetrate not less than 1-1/2 inches into wood substrate.

1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A153M or ASTM F2329.

B. Nails, Brads, and Staples: ASTM F1667.

C. Power-Driven Fasteners: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC70.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.

B. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

C. Do not splice structural members between supports unless otherwise indicated.

D. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.

1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than 16 inches o.c.

E. Provide fire blocking in furred spaces, stud spaces, and other concealed cavities as indicated and as follows:

1. Fire block furred spaces of walls, at each floor level, at ceiling, and at not more than 96 inches o.c. with solid wood blocking or noncombustible materials accurately fitted to close furred spaces.
2. Fire block concealed spaces of wood-framed walls and partitions at each floor level, at ceiling line of top story, and at not more than 96 inches o.c. Where fire blocking is not inherent in framing system used, provide closely fitted solid wood blocks of same width as framing members and 2-inch nominal thickness.

F. Sort and select lumber so that natural characteristics do not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.

G. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. Table 2304.10.1, "Fastening Schedule," in ICC's International Building Code (IBC).
2. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.
3. ICC-ES evaluation report for fastener.

H. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

3.2 INSTALLATION OF WOOD BLOCKING AND NAILERS

A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach wood blocking to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

3.3 INSTALLATION OF WOOD FURRING

A. Install level and plumb with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.

B. Furring to Receive Gypsum Board or Plaster Lath: Install 1-by-2-inch nominal- size furring vertically at 16 inches o.c.

3.4 INSTALLATION OF WALL AND PARTITION FRAMING

A. General: Provide single bottom plate and double top plates using members of 2-inch nominal thickness whose widths equal that of studs, except single top plate may be used for non-load-bearing partitions. Fasten plates to supporting construction unless otherwise indicated.
   1. For interior partitions and walls, provide 2-by-6-inch nominal- size wood studs spaced 16 inches o.c. unless otherwise indicated.
   2. Provide continuous horizontal blocking at midheight of partitions more than 96 inches high, using members of 2-inch nominal thickness and of same width as wall or partitions.

B. Construct corners and intersections with three or more studs, except that two studs may be used for interior non-load-bearing partitions.

C. Frame openings with multiple studs and headers. Provide nailed header members of thickness equal to width of studs. Support headers on jamb studs.

   1. For non-load-bearing partitions, provide double-jamb studs and headers not less than 4-inch nominal depth for openings 48 inches and less in width, 6-inch nominal depth for openings 48 to 72 inches in width, 8-inch nominal depth for openings 72 to 120 inches in width, and not less than 10-inch nominal depth for openings 10 to 12 feet in width.

3.5 INSTALLATION OF CEILING JOIST AND RAFTER FRAMING

A. Ceiling Joists: Install with crown edge up and complying with requirements specified above for floor joists. Face nail to ends of parallel rafters.

   1. Where ceiling joists are at right angles to rafters, provide additional short joists parallel to rafters from wall plate to first joist; nail to ends of rafters and to top plate, and nail to first joist or anchor with framing anchors or metal straps. Provide 1-by-8-inch nominal- size or 2-by-4-inch nominal- size stringers spaced 48 inches o.c. crosswise over main ceiling joists.

END OF SECTION 061000

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:
   1. Mildew-resistant joint sealants.

B. Related Requirements:
   1. Section 018113.71 “Sustainable Design Requirements – CalGreen Non-Residential Mandatory” for VOC limits, exclusions of toxic materials, documentation and compliance.

   2. Section 092900 “Gypsum Board” for sealing joints in sound-rated construction.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.4 ACTION SUBMITTALS

A. Product Data: For each joint-sealant product.

B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.

C. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- wide joints formed between two 6-inch- long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.

D. Joint-Sealant Schedule: Include the following information:

   1. Joint-sealant application, joint location, and designation.
   2. Joint-sealant manufacturer and product name.
   3. Joint-sealant formulation.
   4. Joint-sealant color.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For qualified testing agency.

B. Product Test Reports: For each kind of joint sealant, for tests performed by manufacturer and witnessed by a qualified testing agency.

C. Preconstruction Laboratory Test Schedule: Include the following information for each joint sealant and substrate material to be tested:

1. Joint-sealant location and designation.
2. Manufacturer and product name.
3. Type of substrate material.
4. Proposed test.
5. Number of samples required.

D. Preconstruction Laboratory Test Reports: From sealant manufacturer, indicating the following:

1. Materials forming joint substrates and joint-sealant backings have been tested for compatibility and adhesion with joint sealants.
2. Interpretation of test results and written recommendations for primers and substrate preparation are needed for adhesion.

E. Preconstruction Field-Adhesion-Test Reports: Indicate which sealants and joint preparation methods resulted in optimum adhesion to joint substrates based on testing specified in "Preconstruction Testing" Article.

F. Field-Adhesion-Test Reports: For each sealant application tested.

G. Sample Warranties: For special warranties.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: An authorized representative who is trained and approved by manufacturer.

B. Product Testing: Test joint sealants using a qualified testing agency.

1. Testing Agency Qualifications: Qualified according to ASTM C1021 to conduct the testing indicated.

C. Mockups: Install sealant in mockups of assemblies specified in other Sections that are indicated to receive joint sealants specified in this Section. Use materials and installation methods specified in this Section.

1.7 PRECONSTRUCTION TESTING

A. Preconstruction Laboratory Testing: Submit to joint-sealant manufacturers, for testing indicated below, samples of materials that will contact or affect joint sealants.

1. Adhesion Testing: Use ASTM C794 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of joint sealants to joint substrates.
2. Compatibility Testing: Use ASTM C1087 to determine sealant compatibility when in contact with glazing and gasket materials.
3. Submit manufacturer's recommended number of pieces of each type of material, including joint substrates, joint-sealant backings, and miscellaneous materials.
4. Schedule sufficient time for testing and analyzing results to prevent delaying the Work.
5. For materials failing tests, obtain joint-sealant manufacturer's written instructions for corrective measures, including use of specially formulated primers.
6. Testing will not be required if joint-sealant manufacturers submit data that are based on previous testing, not older than 24 months, of sealant products for adhesion to, staining of, and compatibility with joint substrates and other materials matching those submitted.

B. Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:

1. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.
2. Conduct field tests for each kind of sealant and joint substrate.
3. Notify Architect seven days in advance of dates and times when test joints will be erected.
4. Arrange for tests to take place with joint-sealant manufacturer's technical representative present.

    a. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1.1 in ASTM C1193 or Method A, Tail Procedure, in ASTM C1521.

        1) For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.

5. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.
6. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.

1.8 FIELD CONDITIONS

A. Do not proceed with installation of joint sealants under the following conditions:

1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F.
2. When joint substrates are wet.
3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.9 WARRANTY

A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.

1. Warranty Period: Two years from date of Substantial Completion.

B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.

1. Warranty Period: Five years from date of Substantial Completion.

C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:

1. Movement of the structure caused by stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
2. Disintegration of joint substrates from causes exceeding design specifications.
3. Mechanical damage caused by individuals, tools, or other outside agents.
4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS, GENERAL

A. CalGreen Compliance: For all interior applications, refer to Section 018113.71 “Sustainable Design Requirements – CalGreen Non-Residential Mandatory” for VOC limits, exclusions of toxic materials, documentation and compliance.

B. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and

application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

1. Joint sealants at exterior shall be compatible with all components of the exterior waterproofing system that they contact.

C. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 MILDEW-RESISTANT JOINT SEALANTS

A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.

B. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 25, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. Tremco Incorporated; Tremsil 200.
   b. Sika Corporation; Sikasil-GP
   c. Or approved equal

C. STPE, Mildew Resistant, S, NS, 50, NT: Mildew-resistant, single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, silyl-terminated polyether joint sealant; ASTM C920, Type S, Grade NS, Class 50, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. Sika Corporation; SikaHyflex-150 LM
   b. Or approved equal

2.3 JOINT-SEALANT BACKING

A. Sealant Backing Material, General: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   a. Adfast.
   b. Alcot Plastics Ltd.
   c. Construction Foam Products; a division of Nomaco, Inc.
   d. Master Builders Solutions.

B. Cylindrical Sealant Backings: ASTM C1330, Type C (closed-cell material with a surface skin) Type O (open-cell material) Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.4 MISCELLANEOUS MATERIALS

A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.

B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.

C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:

1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.

2. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:

    a. Metal.
    b. Glass.
    c. Porcelain enamel.
    d. Glazed surfaces of ceramic tile.

B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.

C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

1. Do not leave gaps between ends of sealant backings.
2. Do not stretch, twist, puncture, or tear sealant backings.
3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.

D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:

1. Place sealants so they directly contact and fully wet joint substrates.
2. Completely fill recesses in each joint configuration.
3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.

F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to

form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.

1. Remove excess sealant from surfaces adjacent to joints.
2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
3. Provide concave joint profile per Figure 8A in ASTM C1193 unless otherwise indicated.
4. Provide flush joint profile at locations indicated on Drawings according to Figure 8B in ASTM C1193.
5. Provide recessed joint configuration of recess depth and at locations indicated on Drawings according to Figure 8C in ASTM C1193.

    a. Use masking tape to protect surfaces adjacent to recessed tooled joints.

3.4 FIELD QUALITY CONTROL

A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:

1. Extent of Testing: Test completed and cured sealant joints as follows:

    a. Perform one test for each 1000 feet of joint length thereafter or one test per each floor per elevation.

2. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C1193

    a. For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.

3. Inspect tested joints and report on the following:

    a. Whether sealants filled joint cavities and are free of voids.
    b. Whether sealant dimensions and configurations comply with specified requirements.
    c. Whether sealants in joints connected to pulled-out portion failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. Compare these results to determine if adhesion complies with sealant manufacturer's field-adhesion hand-pull test criteria.

4. Record test results in a field-adhesion-test log. Include dates when sealants were installed, names of persons who installed sealants, test dates, test locations, whether joints were primed, adhesion results and percent elongations, sealant material, sealant configuration, and sealant dimensions.
5. Repair sealants pulled from test area by applying new sealants following same procedures used originally to seal joints. Ensure that original sealant surfaces are clean and that new sealant contacts original sealant.

B. Evaluation of Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.

3.5 CLEANING

A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.6 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.7 INTERIOR JOINT-SEALANT SCHEDULE

A. Interior sanitary joints between plumbing fixtures, food preparation fixtures, and casework and adjacent walls, floors, and counters.

1. Joint Sealant: Mildew-Resistant, Single-Component, nonsag, acid-curing silicone joint sealant, Greenguard certified.

    a. Tremsil 200.
    b. Sika Corporation; Sikasil-GP

2. Joint-Sealant Color: As selected by Architect from manufacturer's full range; multiple colors required.

B. Interior concealed sealants at thresholds and sills.

1. Joint Sealant: Butyl-rubber-based joint sealant.

    a. Tremco Trempro JS-773

END OF SECTION 079200

SECTION 083113 - ACCESS DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Access doors and frames.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details material descriptions, dimensions of individual components and profiles, and finishes.

B. Samples: For each type of access door and frame and for each finish specified, complete assembly minimum 6 by 6 inches in size.

C. Product Schedule: For access doors and frames. Use same designations indicated on Drawings.

PART 2 - PRODUCTS

2.1 ACCESS DOORS AND FRAMES

A. Flush Access Doors with Exposed Flanges:

1. Products: Subject to compliance with requirements, provide one of the following:

a. Karp Associates, Inc; DSC-214M & SM.
b. Milcor; Hart & Cooley, Inc.; Architectural Access Door (M).
c. Nystrom, Inc.; Architectural Access Door.

2. Description: Face of door flush with frame, with exposed flange and concealed hinge.

3. Locations: Wall.
4. Door Size: 14 inch by 14 inch, unless otherwise noted.

1. Door Material: Stainless steel nominal 16 gauge.
2. Frame Material: Same material, thickness, and finish as door.

3. Latch and Lock: Screwdriver operated cam latch.
4. Finish: Stainless steel.

2.2 MATERIALS

A. Steel Plates, Shapes, and Bars: ASTM A36/A36M.

B. Stainless Steel Plate, Sheet, and Strip: ASTM A240/A240M or ASTM A666, Type 304. Remove tool and die marks and stretch lines, or blend into finish.

C. Stainless Steel Flat Bars: ASTM A666, Type 304. Remove tool and die marks and stretch lines, or blend into finish.

D. Frame Anchors: Same material as door face.

E. Inserts, Bolts, and Anchor Fasteners: Hot-dip galvanized steel according to ASTM A153/A153M or ASTM F2329.

2.3 FABRICATION

A. General: Provide access door and frame assemblies manufactured as integral units ready for installation.

B. Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.

C. Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish mounting holes, attachment devices and fasteners of type required to secure access doors to types of supports indicated.

D. Recessed Access Doors: Form face of panel to provide recess for application of applied finish. Reinforce panel as required to prevent buckling. Provide access sleeves for each latch operator and install in holes cut through finish.

E. Latch and Lock Hardware:

1. Quantity: Furnish number of latches and locks required to hold doors tightly closed.
2. Keys: Furnish two keys per lock and key all locks alike.

2.4 FINISHES

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

D. Stainless Steel Finishes:

1. Surface Preparation: Remove tool and die marks and stretch lines, or blend into finish.
2. Polished Finish: ASTM A480/A480M No. 4 finish. Grind and polish surfaces to produce uniform finish, free of cross scratches.

    a. Run grain of directional finishes with long dimension of each piece.
    b. When polishing is completed, passivate and rinse surfaces. Remove embedded foreign matter and leave surfaces chemically clean.

3. Bright, Cold-Rolled, Unpolished Finish: ASTM A480/A480M No. 2B.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Surfaces should be structurally sound, free of voids, spalls, loose aggregate and sharp ridges. Remove dust, dirt, debris or any other foreign materials.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written instructions for installing access doors and frames.

1. Test units for proper function and adjust until proper operation is achieved.
2. Repair finishes damaged during installation.
3. Restore finishes so no evidence remains of corrective work.

B. Where floors, walls, or ceilings must be penetrated for access to mechanical, plumbing or electrical equipment, provide access doors, 14 inch by 14 inch minimum size in usable opening. Where entrance of a serviceman may be required, provide 20 inch by 30 inch minimum usable opening. Locate access doors/panels for non-obstructed and easy reach.

C. All access doors less than 7'-0" above floors and exposed to public access shall have keyed locks.

D. Provide stainless steel access doors for use in toilet rooms, shower rooms, kitchens and other damp areas.

E. Do not locate access doors in highly visible public areas such as lobbies, waiting areas, and primary entrance areas. Coordinate with the Architect when access is required in these areas.

F. Furnish and install access doors wherever required whether shown or not for easy maintenance of mechanical, plumbing or electrical systems; for example, at concealed valves, strainers, traps, cleanouts, dampers, motors, controls, operating equipment, etc. Access doors shall provide for complete removal and replacement of equipment.

3.3 ADJUSTING AND CLEANING

A. Adjust doors and hardware, after installation, for proper operation.

B. Remove and replace access doors with damage, bowing, or warping that interferes with the installation or functionality of product. Dispose of damaged material in accordance with all governmental regulations.

C. Clean exposed surfaces using methods acceptable to the manufacturer which will not damage finish.

D. Protect completed work from subsequent construction activities as recommended by manufacturer.

END OF SECTION 083113

SECTION 090561.13 - MOISTURE VAPOR EMISSION CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Fluid-applied, resin-based, membrane-forming systems that control the moisture-vapor-emission rate of high-moisture, interior concrete to prepare it for the following types floor covering installation.
   a. Thin-set Ceramic Tile and Stone Tile

2. Removal of existing floor coverings
3. Preparation of new and existing concrete floor slabs for installation of floor coverings
4. Testing of concrete floor slabs for moisture and alkalinity (pH)
5. Patching compound
6. Remedial floor coatings

1.3 DEFINITIONS

A. MVE: Moisture vapor emission.

B. MVER: Moisture vapor emission rate.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Floor Covering and Adhesive Manufacturers' Product Literature: For each specific combination of substrate, floor covering, and adhesive to be used; showing:

1. Moisture and alkalinity (pH) limits and test methods.
2. Manufacturer's required bond/compatibility test procedure

C. Testing Agency's Report:

1. Description of areas tested; include floor plans and photographs if helpful.
2. Summary of conditions encountered.
3. Moisture and alkalinity (pH) test reports.

4. Recommendations for remediation of unsatisfactory surfaces.
5. Submit report to Architect.
6. Submit report not more than two business days after conclusion of testing

D. Adhesive Bond and Compatibility Test Report

E. Copy of RFCI (RWP)

1.5 INFORMATIONAL SUBMITTALS

A. Visual Observation Report: For existing floor coverings to be removed

B. Qualification Data: For Installer, manufacturer and testing agency

C. Product Test Reports: For each MVE-control system, for tests performed by manufacturer and witnessed by a qualified testing agency.

D. Preinstallation testing reports.

E. Field quality-control reports.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Employs factory-trained personnel who are available for consultation and Project-site inspection.

B. Installer Qualifications: An authorized representative who is trained and approved by manufacturer.

C. Testing Agency Qualifications: Independent testing agency experienced in the types of testing specified.

1. Submit evidence of experience consisting of at least 3 test reports of the type required, with project Owner's project contact information.

D. Contractor's Responsibility Relating to Independent Agency Testing:

1. Provide access for and cooperate with testing agency.
2. Confirm date of start of testing at least 10 days prior to actual start.
3. Allow at least 4 business days on site for testing agency activities.
4. Achieve and maintain specified ambient conditions.
5. Notify Architect when specified ambient conditions have been achieved and when testing will start.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating directions for storage and mixing with other components.

1.8 FIELD CONDITIONS

A. Environmental Limitations: Comply with MVE-control system manufacturer's written instructions for substrate and ambient temperatures, humidity, ventilation, and other conditions affecting system installation.

1. Store system components in a temperature-controlled environment and protected from weather and at ambient temperature of not less than 65 deg F and not more than 85 deg F at least 48 hours before use.
2. Maintain ambient temperature and relative humidity in installation areas within range recommended in writing by MVE-control system manufacturer, but not less than 65 deg F or more than 85 deg F and not less than 40 or more than 60 percent relative humidity, for 48 hours before installation, during installation, and for 48 hours after installation unless longer period is recommended in writing by manufacturer.
3. Install MVE-control systems where concrete surface temperatures will remain a minimum of 5 deg F higher than the dew point for ambient temperature and relative humidity conditions in installation areas for 48 hours before installation, during installation, and for 48 hours after installation unless longer period is recommended in writing by manufacturer.

B. Maintain ambient temperature in spaces where concrete testing is being performed, and for at least 48 hours prior to testing, at not less than 65 degrees F or more than 85 degrees F.

C. Maintain relative humidity in spaces where concrete testing is being performed, and for at least 48 hours prior to testing, at not less than 40 percent and not more than 60 percent.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. MVE-Control System Capabilities: Capable of suppressing MVE without failure where installed on concrete that exhibits the following conditions:

1. MVER: Maximum 25 lb of water/1000 sq. ft. when tested according to ASTM F1869.
2. Relative Humidity: Maximum 100 percent when tested according to ASTM F2170-19a using in situ probes.

B. Water-Vapor Transmission: Through MVE-control system, maximum 0.06 perm when tested according to ASTM E96/E96M.

C. Tensile Bond Strength: For MVE-control system, greater than 200 psi with failure in the concrete according to ASTM D7234.

2.2 MVE-CONTROL SYSTEM

A. Products: Subject to compliance with requirements, provide one of the following:

1. ARDEX Americas; ARDEX MC™ RAPID One-Coat Moisture Control System For Concrete to Receive ARDEX Products.
2. Floor Seal Technology, Inc.; MES 100 Concrete Moisture Vapor Sealer
3. Or approved equal

B. MVE-Control System: ASTM F3010-18-qualified, fluid-applied, two-component, epoxy-resin, membrane-forming system; formulated for application on concrete substrates to reduce MVER to level required for installation of floor coverings indicated and acceptable to manufacturers of floor covering products indicated, including adhesives.

1. Substrate Primer: Provide MVE-control system manufacturer's concrete-substrate primer if required for system indicated by substrate conditions.
2. Cementitious Underlayment Primer: If required for subsequent installation of cementitious underlayment products, provide MVE-control system manufacturer's primer to ensure adhesion of products to MVE-control system.

2.3 ACCESSORIES

A. Patching and Leveling Material: Moisture-, mildew-, and alkali-resistant product recommended in writing by MVE-control system manufacturer and with minimum of 3000-psi compressive strength after 28 days when tested according to ASTM C109/C109M.

B. Crack-Filling Material: Resin-based material recommended in writing by MVE-control system manufacturer for sealing concrete substrate crack repair.

C. Cementitious Underlayment: If required to maintain manufacturer's warranty, provide MVE-control system manufacturer's [**gypsum**] [**hydraulic**] cement-based underlayment.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for maximum moisture content, installation tolerances, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

1. Installation of system indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Preinstallation Testing:

1. Testing Agency: Engage a qualified testing agency to perform tests.
2. Alkalinity Testing: Perform pH testing according to ASTM F710. Install MVE-control system in areas where pH readings are less than 7.0 and in areas where pH readings are greater than 8.5.
3. Moisture Testing: Perform tests so that each test area does not exceed 1000 sq. ft., and perform no fewer than three tests in each installation area and with test areas evenly spaced in installation areas.

    a. Anhydrous Calcium Chloride Test: ASTM F1869. Install MVE-control system in locations where concrete substrate MVER exceeds 3 lb of water/1000 sq. ft. in 24 hours.
    b. Internal Relative Humidity Test: Using in situ probes, ASTM F2170. Install MVE-control system in locations where concrete substrates exhibit relative humidity level greater than 75 percent.

4. Tensile-Bond-Strength Testing: For typical locations indicated to receive installation of MVE-control system, install minimum 100-sq. ft. area of MVE-control system to prepared concrete substrate and test according to ASTM D7234.

    a. Proceed with installation only where tensile bond strength is greater than 200 psi with failure in the concrete.

B. Concrete Substrates: Prepare and clean substrates according to MVE-control system manufacturer's written instructions to ensure adhesion of system to concrete.

1. Remove coatings and other substances that are incompatible with MVE-control system and that contain soap, wax, oil, or silicone, using mechanical methods recommended in writing by MVE-control system manufacturer. Do not use solvents.
2. Provide concrete surface profile complying with ICRI 310.2R [**CSP 3**] <**Insert requirements**> by shot blasting using apparatus that abrades the concrete surface with shot, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup.
3. After shot blasting, repair damaged and deteriorated concrete according to MVE-control system manufacturer's written instructions.
4. Protect substrate voids and joints to prevent resins from flowing into or leaking through them.
5. Fill surface depressions and irregularities with patching and leveling material.
6. Fill surface cracks, grooves, control joints, and other nonmoving joints with crack-filling material.
7. Allow concrete to dry, undisturbed, for period recommended in writing by MVE-control system manufacturer after surface preparation, but not less than 24 hours.
8. Before installing MVE-control systems, broom sweep and vacuum prepared concrete.

C. Protect walls, floor openings, electrical openings, door frames, and other obstructions during installation.

3.3 INSTALLATION

A. Install MVE-control system according to ASTM F3010-18 and manufacturer's written instructions to produce a uniform, monolithic surface free of surface deficiencies such as pin holes, fish eyes, and voids.

1. Install primers as required to comply with manufacturer's written instructions.

B. Do not apply MVE-control system across substrate expansion, isolation, and other moving joints.

C. Apply system, including component coats if any, in thickness recommended in writing by MVE-control system manufacturer for MVER indicated by preinstallation testing.

D. Cure MVE-control system components according to manufacturer's written instructions. Prevent contamination or other damage during installation and curing processes.

E. After curing, examine MVE-control system for surface deficiencies. Repair surface deficiencies according to manufacturer's written instructions.

F. Install cementitious underlayment over cured membrane if required to maintain manufacturer's warranty and in thickness required to maintain the warranty.

3.4 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform installation inspections.

B. Installation Inspections: Inspect substrate preparation and installation of system components to ensure compliance with manufacturer's written instructions and to ensure that a complete MVE-control system is installed without deficiencies.

1. Verify that surface preparation meets requirements.
2. Verify that component coats and complete MVE-control-system film thicknesses comply with manufacturer's written instructions.
3. Verify that MVE-control-system components and installation areas that evidence deficiencies are repaired according to manufacturer's written instructions.

C. MVE-control system will be considered defective if it does not pass inspections.

3.5 PROTECTION

A. Protect MVE-control system from damage, wear, dirt, dust, and other contaminants before floor covering installation. Use protective methods and materials, including temporary coverings, recommended in writing by MVE-control system manufacturer.

B. Do not allow subsequent preinstallation examination and testing for floor covering installation to damage, puncture, or otherwise compromise the MVE-control system membrane.

END OF SECTION 090561.13

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Interior gypsum board.
2. Tile backing panels.
3. Texture finishes.

B. Related Requirements:
1. Section 079200 "Joint Sealants" for acoustical joint sealants installed in gypsum board assemblies.
2. Section 093013 “Ceramic Tiling” for ceramic tile installed over tile backing panels.

1.3 ACTION SUBMITTALS

A. Product Data: For the following:

1. Gypsum wallboard.
2. Gypsum ceiling board.
3. Mold-resistant gypsum board.
4. Cementitious backer units.
5. Interior trim.
6. Joint treatment materials.
7. Sound-attenuation blankets.
8. Acoustical sealant.
9. Textured finishes.

B. Samples: For the following products:

1. Textured Finishes: Manufacturer's standard size for each textured finish indicated and on same backing indicated for Work.

1.4 QUALITY ASSURANCE

A. Mockups: Build mockups of at least 100 sq. ft. in surface area to demonstrate aesthetic effects and to set quality standards for materials and execution.

1. Build mockups for the following:

   a. Each level of gypsum board finish indicated for use in exposed locations.
   b. Each texture finish indicated.

2. Apply or install final decoration indicated, including painting and wallcoverings, on exposed surfaces for review of mockups.
3. Simulate finished lighting conditions for review of mockups.

1.5 DELIVERY, STORAGE AND HANDLING

A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.6 FIELD CONDITIONS

A. Environmental Limitations: Comply with ASTM C840 requirements or gypsum board manufacturer's written instructions, whichever are more stringent.

B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.

C. Do not install panels that are wet, moisture damaged, and mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E90 and classified according to ASTM E413 by an independent testing agency.

B. Verify ceiling and wall materials comply with the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

2.2 GYPSUM BOARD, GENERAL

A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.3 INTERIOR GYPSUM BOARD

A. Gypsum Wallboard: ASTM C1396/C1396M.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Georgia-Pacific Gypsum LLC; ToughRock®
b. PABCO Gypsum;PABCO® Regular Gypsum Board.
c. USG Corporation; USG Sheetrock® Brand
d. Or approved equal.

2. Thickness: As indicated on Drawings.
3. Long Edges: Tapered and featured (rounded or beveled) for prefilling.

B. Gypsum Ceiling Board: ASTM C1396/C1396M. Manufactured to be sag resistant.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Georgia-Pacific Gypsum LLC; ToughRock® Span 24® Ceiling Board
b. PABCO Gypsum;PABCO® Interior Ceiling Board.
c. USG Corporation; USG Sheetrock® Brand UltraLight Panels.
d. Or approved equal

2. Thickness: As indicated on Drawings.
3. Long Edges: Tapered.
4. Humidified Deflection per ASTM C473, less than 5/16 inch.

C. Mold-Resistant Gypsum Board: ASTM C1396/C1396M. With moisture- and mold-resistant core and paper surfaces.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Georgia-Pacific Gypsum LLC; ToughRock Mold-Guard Gypsum Board.
b. PABCO Gypsum; MOLD CURB® Plus; MOLD CURB® Plus Type X
c. USG Corporation; USG Sheetrock® Brand Mold Tough® Gypsum Panels.

2. Core: As indicated.

3. Long Edges: Tapered.
4. Mold Resistance: ASTM D3273, score of 10.
5. Water Absorption: ASTM C473, less than 5% by weight.
6. Application: Provide in moisture and humidity-prone areas like restrooms and kitchens.

2.4 TILE BACKING PANELS

A. Cementitious Backer Units: ANSI A118.9 and ASTM C1288 or ASTM C1325, with manufacturer's standard edges.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. CertainTeed; SAINT-GOBAIN; FiberCement BackerBoard.
   b. PermaBASE Building Products, LLC provided by National Gypsum Company; PermaBASE® Cement Board.
   c. USG Corporation; USG Durock® Brand Cement Board.

2. Thickness: As indicated on Drawings.
3. Mold Resistance: ASTM D3273, score of 10 as rated according to ASTM D3274.

2.5 TRIM ACCESSORIES

A. Interior Trim: ASTM C1047.

1. Material: Galvanized or aluminum-coated steel sheet or rolled zinc.
2. Shapes:

   a. Cornerbead.
   b. Bullnose bead.
   c. LC-Bead: J-shaped; exposed long flange receives joint compound.
   d. L-Bead: L-shaped; exposed long flange receives joint compound.
   e. U-Bead: J-shaped; exposed short flange does not receive joint compound.
   f. Expansion (control) joint.

2.6 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C475/C475M.

B. Joint Tape:

1. Interior Gypsum Board: Paper.
2. Tile Backing Panels: As recommended by panel manufacturer.

C. Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.

1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.

    a. Use setting-type compound for installing paper-faced metal trim accessories.

3. Fill Coat: For second coat, use setting-type, sandable topping compound.
4. Finish Coat: For third coat, use drying-type, all-purpose compound.
5. Skim Coat: For final coat of Level 5 finish, use drying-type, all-purpose compound.

D. Joint Compound for Tile Backing Panels:

1. Cementitious Backer Units: As recommended by backer unit manufacturer.

2.7 AUXILIARY MATERIALS

A. Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.

B. *9+-Steel Drill Screws: ASTM C1002 unless otherwise indicated.

1. Use screws complying with ASTM C954 for fastening panels to steel members from 0.033 to 0.112 inch thick.
2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

C. Sound-Attenuation Blankets: ASTM C665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.

D. Acoustical Sealant:

1. Products: Subject to compliance with requirements, provide products by one of the following:

    a. Acoustical Sealant for Exposed and Concealed Joints: Nonsa, paintable, nonstaining latex sealant complying with ASTM C 834 and effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

        1) Pecora Corp; AC-20 FTR Acoustical and Insulation Sealant.
        2) United States Gypsum Co.; SHEETROCK Acoustical Sealant.

    b. Acoustical Sealant for Concealed Joints: Nondrying, nonhardening, nonskinning, nonstaining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce airborne sound transmission.

1) OSI Sealants, Inc.; Pro-Series SC-170 Rubber Base Sound Sealant
2) OSI Sealants, Inc.; Pro-Series SC-175 Rubber Base Sounds Sealant
3) Pecora Corp,; BA-98
4) Tremco, Inc.; Tremco Acoustical Sealant

2.8 TEXTURE FINISHES

A. Primer: As recommended by textured finish manufacturer.

B. Non-Aggregate Finish: Premixed, vinyl texture finish for spray application.

1. Products: Subject to compliance with requirements, provide one of the following:

a. CertainTeed Corporation; Saint-Gobain North America; ProRoc Easi-Tex Spray Texture.
b. National Gypsum Company; ProForm® Quick Set™ Compound, Setting Type.
c. USG Corporation; BEADEX FasTex Wall and Ceiling Spray Texture.
d. Or approved equal

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates including welded hollow-metal frames and support framing, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION AND FINISHING OF PANELS, GENERAL

A. Comply with ASTM C840.

B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.

D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.

E. Form control and expansion joints with space between edges of adjoining gypsum panels.

F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.

1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area.
2. Fit gypsum panels around ducts, pipes, and conduits.
3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch- wide joints to install sealant.

G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments. Provide 1/4- to 1/2-inch- wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

H. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.

I. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C919 and with manufacturer's written instructions for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

J. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

3.3 INSTALLATION OF INTERIOR GYPSUM BOARD

A. Install interior gypsum board in the following locations:

1. Wallboard Type: As indicated on Drawings.
2. Type X: As indicated on Drawings.
3. Ceiling Type: As indicated on Drawings.
4. Mold-Resistant Type: As indicated on Drawings.

B. Single-Layer Application:

1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
2. On partitions/walls, apply gypsum panels vertically (parallel to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.

    a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
3. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

3.4 INSTALLATION OF TILE BACKING PANELS

A. Cementitious Backer Units: ANSI A108.11, at locations indicated to receive tile.

B. Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

3.5 INSTALLATION OF TRIM ACCESSORIES

A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

B. Control Joints: Install control joints at locations indicated on Drawings.

C. Interior Trim: Install in the following locations:

1. Cornerbead: Use at outside corners unless otherwise indicated.
2. Bullnose Bead: Use where indicated.
3. LC-Bead: Use at exposed panel edges.
4. L-Bead: Use where indicated.
5. U-Bead: Use where indicated.

3.6 FINISHING GYPSUM BOARD

A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. Prefill open joints, rounded or beveled edges, and damaged surface areas.

C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C840 and GA-214-2021 “Levels of Finish for Gypsum Panel Products”:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 2: Panels that are substrate for tile, acoustical tile and tackable wall covering.
3. Level 3: At substrates indicated to receive heavy duty/commercial grade wall coverings.
4. Level 4: At panel surfaces that will be exposed to view or have a final finish of vinyl wall covering, laminate wall covering and light textures.

    a. Primer and its application to surfaces are specified in Section 099124 "Interior Painting."
    a. Texture: Orange peel**.**

5. Level 5: At panels surfaces that will be exposed to view with a smooth finish, and at kitchens, food prep areas, restrooms and substrates to receive dry erase coatings.

    a. Primer and its application to surfaces are specified in Section 099124 "Interior Painting."

    a. Texture: Smooth.

E. Cementitious Backer Units: Finish according to manufacturer's written instructions.

3.7 INSTALLATION OF TEXTURE FINISHES

A. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Apply primer to surfaces that are clean, dry, and smooth.

B. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.

C. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray to prevent damage according to texture-finish manufacturer's written instructions.

3.8 PROTECTION

A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.

B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

C. Remove and replace panels that are wet, moisture damaged, and mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.

2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

SECTION 093013 - CERAMIC TILING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Porcelain tile.
2. Glazed wall tile.
3. Mortar beds and rendering materials
4. Surface preparation materials
5. Setting materials
6. Waterproof membrane.
7. Crack isolation membrane.
8. Grout materials
9. Flexible sealant.
10. Tile and grout sealers.
11. Metal edge strips.
12. Tile and grout maintenance, cleaners and grout haze removers.

B. Related Requirements:
1. Section 079200 "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.
2. Section 092900 "Gypsum Board" for cementitious backer units.

1.3 REFERENCES

A. American National Standards Institute (ANSI):

1. ANSI A108 Series/A118 Series – American National Standards for Installation of Ceramic Tile.
2. ANSI A137.1 – American National Standard for Ceramic Tile.
3. ANSI A138.1 – American National Standard Specifications for Green Squared Certification for Tiles and Installation Materials

B. ASTM International (ASTM):

1. ASTM F1869 – Standard test Method for Measuring Moisture Vapor-Emission Rate of Concrete Subfloor Using Anhydrous Chloride.
2. ASTM F2170 – standard Test Method for determining relative humidity in Concrete Floor Slabs Using in situ Probes.

C. TCNA (HB): Handbook for Ceramic Tile, Glass, and Stone Installations; Tile Council of North America.

D. International Organization for Standardization (ISO):

1. ISO 13007 – Ceramic Tiles – Grout and adhesives

1.4 DEFINITIONS

A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 and ANSI 137.2 apply to Work of this Section unless otherwise specified.

B. Face Size: Actual tile size, excluding spacer lugs.

C. Module Size: Actual tile size plus joint width indicated.

1.5 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review requirements in ANSI A108.01 for substrates and for preparation by other trades.

B. Convene one week prior to commencing work of this section.

C. Require attendance of installation material manufacturer, tile supplier, tile installer and installers of related work. Review installation procedures and coordination required with related work.

D. Meeting agenda includes but is not limited to:

1. Tile and installation material compatibility.
2. Grouting procedure.
3. Maintenance and cleaning products and methods.
4. Surface preparation.

1.6 ACTION SUBMITTALS

A. Product Data: Manufacturer’s technical information for each type of product.

B. Shop Drawings: Show locations of each type of tile, tile pattern and color arrangement. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile

substrates and finished tile surfaces. Show perimeter conditions, junctions with dissimilar materials, thresholds, ceramic accessories and setting details.

C. Samples for Initial Selection: For tile, grout, and accessories involving color selection.

D. Samples for Verification:

1. Full-size units of each type and composition of tile and for each color and finish required. For ceramic mosaic tile in color blend patterns, provide full sheets of each color blend.
2. Full-size units of each type of trim and accessory for each color and finish required.
3. Metal edge strips in 6-inch lengths.

1.7 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Manufacturer's Certificates: Certify that products meet or exceed specified requirements. When applicable, submit a Master Grade Certificate signed by the manufacturer and the installer certifying that products meet or exceed the specified requirements of ANSI A137.1, ANSI A137.2, and/or ANSI A137.3.

C. Product Certificates: For each type of product.

D. Product Test Reports: For tile-setting and -grouting products and certified porcelain tile.

E. Installation Instructions: Manufacturer's printed instructions for each product.

F. Maintenance Data: Include recommended cleaning methods, cleaning materials, and maintenance coatings.

1.8 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.
2. Grout: Furnish quantity of grout equal to 3 percent of amount installed for each type, composition, and color indicated.

1.9 QUALITY ASSURANCE

A. Installer Qualifications:

1. Engage an experienced installer who has completed tile installations similar in material, design, and extent to that indicated for this project and with a record of successful in-service performance. Installer to have a minimum of five years' experience.
2. Five-Star member of the National Tile Contractors Association or a Trowel of Excellence member of the Tile Contractors' Association of America.
3. Installer's supervisor for the project must hold the International Masonry Institute's Foreman Certification.
4. Installer employs Ceramic Tile Education Foundation Certified Installers or installers recognized by the U.S. Department of Labor as Journeyman Tile Layers.

1.10 MOCKUPS

A. Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Build mockup of each type of floor tile installation.
2. Build mockup of each type of wall tile installation.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.11 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.

B. Handle tile that has temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

C. Protect setting materials from freezing and overheating in accordance with manufacturer's instructions.

D. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.

E. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.

F. Store liquid materials in unopened containers and protected from freezing.

G. Do not use frozen materials unless specifically allowed by manufacturer.

H. Deliver and store materials on site at least 24 hours before work begins.

I. Provide heated and dry storage facilities on site.

1.12 FIELD CONDITIONS

A. Comply with requirements of referenced standards and recommendations of material manufacturers for environmental conditions before, during, and after installation.

B. Maintain environmental conditions and protect work during and after installation to comply with referenced standards and manufacturer's printed recommendations.

C. For interior applications:

1. Do not begin installation until building is completely enclosed and maintains temperature and humidity conditions consistent with "after occupancy" conditions for a minimum of 2 weeks.
2. Maintain environmental conditions and protect work during and after installation to comply with referenced standards and manufacturer's printed recommendations.
3. Vent temporary heaters to exterior to prevent damage to tilework from carbon dioxide build-up.
4. Maintain temperatures at not less than 50°F (10°C) in tiled areas during installation and for 7 days after completion, unless higher temperatures are required by referenced installation standards or manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Dynamic Coefficient of Friction: Tile on walkway surfaces shall meet or exceed the following values as determined by testing in conformance with ASTM C 1028.

1. Dry and Level Surfaces: DCOF Any
2. Wet and Level Surfaces: DCOF Minimum of >0.42.

2.2 MANUFACTURERS

A. Source Limitations for Tile: Obtain tile from single source or producer.

1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.

B. Source Limitations for Setting and Grouting Materials: Ensure Single-Source Warranty Requirements and Compatibility of Products: Provide cleaners, sealing and maintenance products, tile grout, setting materials, underlayments, patching, leveling and rendering material, additives, accessories and factory-prepared dry-set mortars from the same manufacturer.

C. Source Limitations for Other Products: Obtain each of the following products specified in this Section from a single manufacturer:

1. Metal edge strips.

2.3 PRODUCTS, GENERAL

A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.

1. Provide tile complying with Standard grade requirements unless otherwise indicated.

B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements specified.

C. Colors, Textures, and Patterns: Where manufacturer's standard products are indicated for tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, provide specific products or materials complying with the following requirements:

1. As selected by Architect from manufacturer's full range.

D. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.

E. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.

1. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.

2.4 PORCELAIN MOSAIC TILE – **CT-3**

A. Porcelain Mosaic Tile Type.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Daltile; a brand of Dal-Tile Corporation. Keystones Group 1
b. Or approved equal.

2. Certification: Porcelain tile certified by the Porcelain Tile Certification Agency.
3. Module Size: as indicated in drawings.
4. Thickness: 1/4 inch.

5. Face: Plain with cushion edges.

6. Surface: Smooth, without abrasive admixture.
7. Dynamic Coefficient of Friction: Not less than 0.42
8. Tile Color and Pattern: As selected by Architect from manufacturer's full range.
9. Grout Color: As selected by Architect from manufacturer's full range.

2.5 GLAZED WALL TILE

A. Glazed Wall Tile Type:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   a. Daltile; a brand of Dal-Tile Corporation; Classic Color Wheel Collection
   b. Or approved equal

2. Face Size: 3 inch by 6 inch.
3. Face Size Variation: Rectified.
4. Thickness: 5/16 inch.
5. Tile Color and Pattern: As selected by Architect from manufacturer's full range.
6. Grout Color: As selected by Architect from manufacturer's full range.

7. Mounting: Factory, back mounted.

2.6 SURFACE PREPARATION MATERIALS

A. Trowelable Floor/Wall Patch and Render Mortar: Quick-setting, polymer-modified, fiber-reinforced, cementitious rendering, patching, ramping and leveling mortar. Can be applied from 1/8 inch to 1-1/4 inches (3 mm to 3.2 cm).

1. Products: Subject to compliance with requirements, provide one of the following:

   a. MAPEI, Planitop 330 Fast.
   b. Custom Building Products.
   c. Laticrete International, Inc.; Quick Cure Mortar Bed

B. Trowelable Concrete Floor Patch: High-Performance, Fast-Setting Cementitious Patching Compound. Can be applied at 1/16-inch to 1-1/2 inches (1.5 mm to 38 mm) neat and from 1-1/2 inches to 3 inches (38 mm to 76 mm) neat in areas no larger than 24 sq. ft. (2.23 m2).

1. Products: Subject to compliance with requirements, provide one of the following:

   a. MAPEI Corporation; Mapecem Quickpatch.
   b. Custom Building Products.
   c. Laticrete International, Inc.; L & M Duracrete

2.7 WATERPROOF AND CRACK-SUPPRESSION MEMBRANE

A. General: Manufacturer's standard product that complies with ANSI A118.10 and ANSI A118.12 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

B. Flexible Polyethylene Sheet Membrane: Nonwoven, polypropylene fabric on both sides, used for both waterproofing and crack-isolation in interior/exterior residential and commercial applications, ANSI A118.10 and ANSI A118.12.

1. Products: Subject to compliance with requirements, provide one of the following products:

   a. MAPEI Corporation; Mapeguard WP 200.
   b. Custom Building Products.
   c. Laticrete International, Inc.; Hydroban Sheet Membrane

2. Furnish all accessories necessary to create a waterproof system, including, but not limited to: sealing tape, pre-formed inside corners and outside corners, pipe collars and valve collars.

C. Fluid-Applied Membrane: Advanced liquid-rubber; extremely quick-drying, premium waterproofing and crack-isolation membrane, IAPMO-listed, ANSI A118.10 and A118.12.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. MAPEI Corporation; Mapelastic AquaDefense with Reinforcing Fabric
   b. Custom Building Products.
   c. Laticrete International, Inc.; Hydroban

D. Cementitious-Binder-Based Membrane: Rapid-drying, two-component, waterproofing and crack-isolation membrane, suitable for steam showers, IAPMO-listed, ANSI A118.10 and ANSI A118.12.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. MAPEI Corporation; Mapelastic Turbo.
   b. Custom Building Products.

2.8 THINSET SETTING MATERIALS

A. Improved Modified Dry-Set Cement Bonding Mortar: ANSI A118.4E and ISO 13007 C2TEP1.

1. Products: Subject to compliance with requirements, provide one of the following products:

   a. MAPEI Corporation; Keraflex SG
   b. Custom Building Products.
   c. Laticrete International, Inc.; 254 Platinum

2. Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at Project site.

2.9 GROUT MATERIALS

A. High-Performance Tile Grout: ANSI A118.7 and ISO CG2WA.

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; Ultracolor Plus FA
b. Custom Building Products.
c. Laticrete International, Inc.; Permacolor Grout

2.10 FLEXIBLE SEALANT

A. 100%-Silicone Sealant: Heavy-traffic expansion and movement joints, horizontal and vertical complying with ASTM standards; ASTM: Meets C920, Type S, Grade NS, Glass 25, Use T1, T2, NT, I, M, G, A and O, and conforms to C794 adhesion properties, (#23 clear meets ASTM C920, Type S, Grade NS, Class 50, use NT).

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; Mapesil T
b. Custom Building Products.
c. Laticrete International, Inc.; Latasil

2.11 PENETRATING TILE, STONE AND GROUT SEALERS

A. Solvent-Based Penetrating Sealer: Natural-look, providing maximum protection against most common stains. For use on interior and exterior natural stone (marble, limestone, sandstone, slate, granite, travertine, etc.), unglazed porcelain and ceramic tiles, masonry, quarry tiles and cement grout. Can also be used as a pre-grouting sealer.

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; UltraCare Penetrating SB Stone, Tile and Grout Sealer
b. Custom Building Products.
c. Laticrete International, Inc.; Stonetech Impregnator

B. Water-Based Penetrating Sealer: Premium, natural-look, providing maximum protection for interior and exterior natural stone (marble, limestone, sandstone, slate, granite, travertine, etc.), unglazed ceramic tile, masonry. Can also be used as a pre-grouting sealer

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; UltraCare Penetrating Plus Stone, Tile and Grout Sealer
b. Custom Building Products.
c. Laticrete International, Inc.; Stonetech Bulletproof

C. Water-Based Penetrating Sealer: Provides protection against staining for use with sanded and unsanded cementitious grout joints. Can also be used as a pre-grouting sealer.

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; UltraCare Grout Sealer
b. Custom Building Products.
c. Laticrete International, Inc.; Stonetech Heavy Duty Grout Sealer

2.12 MISCELLANEOUS MATERIALS

A. Temporary Protective Coating: Manufacturer's standard proprietary liquid coating that is specially formulated and recommended for use as temporary protective coating for tile to protect exposed surfaces of tile against adherence of mortar and grout; compatible with tile, mortar, and grout products; and easily removable after grouting is completed without damaging grout or tile.

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; UltraCare Concentrated Tile & Grout Release
b. Custom Building Products.
c. Laticrete International, Inc.; Stonetech Grout Release

B. Metal Flooring Transitions: Profile designed specifically for flooring applications; height to match tile and setting-bed thickness.

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. Schluter Systems L.P.

2. Description: cove-shape.
3. Material and Finish: aluminum, from manufacturer’s full range of standard colors.

C. Metal Edge Trim: Profile designed for wall terminations and edge protection.

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. Schluter Systems L.P., Jolly
b. Or approved equal.

2. Description: Square.
3. Terminations: End caps, Inside corners, Outside corners matching edge-protection profile.
4. Material and Finish: aluminum, from manufacturer’s full range of standard colors.

D. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

E. Grout Sealer: Manufacturer's standard silicone product for sealing grout joints that does not change color or appearance of grout.

1. Products: Subject to compliance with requirements, provide one of the following:

a. MAPEI Corporation; Ultracare Grout Sealer
b. Custom Building Products; Grout and Tile Sealer.

F. Joint Backing: ASTM D1056; round, closed cell polyethylene foam rod; oversized 25percent larger than joint width.

G. Bond Breaker Tape: Pressure sensitive tape recommended by sealant manufacturer to suit application. Apply to bottom of joints that are too shallow to receive foam backer rod.

2.13 MIXING MORTARS AND GROUT

A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.

B. Add materials, water, and additives in accurate proportions.

C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

1. Verify that substrates for setting tile are firm; dry; clean; free of coatings that are incompatible with tile-setting materials, including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
2. Verify that concrete substrates for tile floors installed with thinset mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.

a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.
b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.

3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.
4. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Remove coatings, including curing compounds or other coatings, that are incompatible with tile-setting materials.

B. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with thinset mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.

C. Where indicated, prepare substrates to receive waterproof membrane by applying a reinforced mortar bed that complies with ANSI A108.1 and is sloped 1/4 inch per foot toward drains.

D. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

E. Substrate Flatness:

1. For tile shorter than 15 inches, confirm that structure or substrate is limited to variation of 1/4 inch in 10 ft. from the required plane, and no more than 1/16 inch in 12 inches when measured from tile surface high points.

F. Field-Applied Temporary Protective Coating: If indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

3.3 INSTALLATION OF CERAMIC TILE SYSTEM

A. Install tile backing panels and treat joints in accordance with ANSI A108.11 and manufacturer's written instructions for type of application indicated.

B. Install waterproof membrane to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness that is bonded securely to substrate. Dry film thickness (DFT) must comply with manufacturer’s recommendations.

1. Apply waterproof membrane only in dry weather, when ambient and substrate temperatures are above 40ºF (4ºC).
2. Allow waterproof membrane to cure and verify by testing that it is watertight before installing tile or setting materials over it.

C. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness that is bonded securely to substrate.

1. Allow crack isolation membrane to cure before installing tile or setting materials over it.

D. Mix mortars and grouts to comply with "Referenced Standards" Article in the Evaluations and mortar and grout manufacturers' written instructions.

1. Add materials, water, and additives in accurate proportions.
2. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

E. Install tile in accordance with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of ANSI A108 series that are referenced in TCNA installation methods and specified in tile installation schedules, and apply to types of setting and grouting materials used.

1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
2. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
3. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.
4. Where accent tile differs in thickness from field tile, vary setting-bed thickness so that tiles are flush.
5. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

    a. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets, so joints between sheets are not apparent in finished Work.
    b. Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.
    c. Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise indicated.

6. Joint Widths: Unless otherwise indicated install tile with the following joint widths:

a. Porcelain Tile: 1/8 inch.
b. Glazed Wall Tile: 1/16 inch.

7. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.

F. Expansion and control joints: Provide expansion and control joints in accordance with TCNA method EJ171. Install proper sealant and backing material (backer rod and/or bond breaker tape) per TCNA method EJ171. Sealant must not bond to backing material and only form a 2 sided bond. For above-ground installations, additional movement joints are required.

1. Form joints during installation of setting materials, mortar beds, and tile. Keep joints free of dirt, debris, and setting materials prior to filling with sealants.
2. Do not saw-cut joints after installing tiles.
3. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.

G. Metal Flooring Transitions: Install [at locations indicated] [where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile] [where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with or below top of tile and no threshold is indicated].

H. Metal Wall Trim: Install at locations indicated on Drawings.

I. Grout Sealer: Apply grout sealer to cementitious grout joints in tile floors in accordance with manufacturer's written instructions. As soon as sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

3.4 ADJUSTING AND CLEANING

A. Remove and replace tile that is damaged or that does not match adjoining tile. Provide new matching units, installed as specified and in a manner to eliminate evidence of replacement.

B. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.

1. Remove grout residue from tile as soon as possible.
2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.

3.5 PROTECTION

A. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls and floors.

B. Floors: Protect from all traffic for at least 72 hours after installation.

1. Do not step on floor for at least 24 hours; if traffic is unavoidable after that, use plywood stepping boards.
2. Protect from heavy traffic for at least 7 days after installation.
3. When fast-setting materials are used to allow faster occupancy, comply with the manufacturer's recommendations.

C. Walls: Protect from impact, vibration, and heavy hammering on adjacent and opposite walls for 14 days after installation.

D. Protect from freezing and total water immersion for at least 21 days after installation.

E. Protect installed tile work from damages by other trades and general abuse until substantial work completion and acceptance.

F. Refer to manufacturer of setting materials product data sheets for recommended protection.

G. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

3.6 EXTERIOR CERAMIC TILE INSTALLATION SCHEDULE

A. Exterior Wall Installations, Solid Backing:

1. TCNA W241 and applicable requirements of ANSI A108 Series for materials being used. Exterior wall installation over latex-Portland cement mortar bond coat, over waterproof membrane, over mortar bed, over scratch coat, over metal lath, cleavage membrane, over solid backing.

a. Ceramic Tile Type: Porcelain wall tile.
b. Grout: High-performance, polymer-modified sanded grout.
c. Cementitious Bond Coat: Improved modified dry-set mortar.
d. Waterproof Membrane: Fluid-applied membrane per ANSI A118.10 and A118.12
e. Mortar Bed: Thick-Bed and Render Mortar per ANSI A108.1B
f. Scratch Coat with Metal Lath: Thick-Bed and Render Mortar per ANSI A108.1B with Metal Lath per ASTM C847
g. Water-Resistive Barrier: As specified in Division 07.
h. Vapor Retarder: As specified in Division 07.
i. Movement Joints: Types located on Drawings.

3.7 INTERIOR CERAMIC TILE INSTALLATION SCHEDULE

A. Interior Floor Installations, Concrete Subfloor:

1. TCNA F122 and applicable requirements of ANSI A108 Series for the materials being used: Cementitious bond coat (thinset) bonded to concrete.

    a. Ceramic Tile Type: Porcelain
    b. Grout: High-performance sanded grout.
    c. Cementitious Bond Coat: Improved modified dry-set mortar.
    d. Waterproof/Crack Isolation Membrane: Flexible polyethylene sheet membrane.
    e. Movement Joints: Types located on Drawings.

B. Interior Wall Installations, Solid Backing:

1. TCNA W244 and applicable requirements of ANSI A108 Series for the materials being used: Interior wall installation over cementitious backer board; thin-set mortar with waterproof membrane.

    a. Ceramic Tile Type: Glazed
    b. Grout: High-performance unsanded grout.
    c. Thinset Mortar: Improved modified dry-set mortar.
    d. Waterproof Membrane: Fluid-applied membrane per ANSI A118.10 and A118.12
    e. Wall Render Mortar (as necessary): Quick-setting, polymer-modified, fiber-reinforced, cementitious mortar.
    f. Vapor Retarder Membrane
    g. Movement Joints: Types located on Drawings.

END OF SECTION 093013

SECTION 099124 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes surface preparation and the application of paint systems on interior substrates.
   1. Steel and iron.
   2. Galvanized metal.
   3. Gypsum board.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

   1. Indicate VOC content.

B. Manufacturer's Label: Provide a color copy of the manufacturer's label for each product being used. This label shall include the product name, number, and sheen. Product labels shall match material brought on site and will be inspected by inspector. Onsite materials not matching submittals, or not labeled, shall be removed from the site and replaced with properly labeled materials at no cost to the owner.

C. Samples for Initial Selection: For each type of topcoat product.

D. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.

   1. Submit three (3) Samples on rigid backing, 8 inches square.
   2. Apply coats on Samples in steps to show each coat required for system.
   3. Label each coat of each Sample.
   4. Label each Sample for location and application area.

E. Product List: Use same designations indicated on Drawings and in the Interior Painting Schedule to cross-reference paint systems specified in this Section. Include color designations.

1.4 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 5 percent, but not less than 1 gal. of each material and color applied.

1.5 MOCKUP

A. Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system.

a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft..
b. Other Items: Architect will designate items or areas required.

2. Final approval of color selections will be based on mockups.

a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

B. Container Label: Include manufacturer’s name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, color designation, and instructions for mixing and reducing.

1.7 COORDINATION

A. Review other sections in which prime paints are to be provided to ensure compatibility of total coating system for various substrates. Upon request from other trades, furnish information or characteristics of finish materials provided for use, to ensure compatible prime coats are used.

1.8 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures of less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Sherwin-Williams Company (The).

B. Source Limitations: Obtain paint from single source from single manufacturer.

2.2 PAINT, GENERAL

A. Material Compatibility:

   1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
   2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

B. Low-Emitting Materials: For field applications that are inside the weatherproofing system, verify 90 percent of paints and coatings comply with the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

C. Colors: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Concrete: 12 percent.
2. Masonry (Clay and CMUs): 12 percent.
3. Wood: 15 percent.
4. Gypsum Board: 12 percent.

C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.

D. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.

E. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions applicable to substrates and paint systems indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.

F. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer but not less than the following:
1. SSPC-SP 3.

G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal with Krud Kutter Metal Clean and Etch to dissolve passivator and use mechanical methods as necessary,to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints..

I. Aluminum Substrates: Remove loose surface oxidation.

J. Wood Substrates:

1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
2. Sand surfaces that will be exposed to view, and dust off.
3. Prime edges, ends, faces, undersides, and backsides of wood.
4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 INSTALLATION

A. Apply paints according to manufacturer's written instructions.

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
6. For previously painted or factory primed surfaces where bare substrate is exposed, spot prime with manufacturer recommended primer.
7. Previously painted surfaces may require full prime and is subject to field inspection and recommendations.
8. Dark Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

1. Give special attention to ensure that edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, and does not deform or feel sticky under moderate thumb pressure, and until application of another coat of paint does not cause undercoat to lift or lose adhesion.

F. Painting Fire-Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed in equipment rooms:

a. Equipment, including panelboards.
b. Uninsulated metal piping.
c. Uninsulated plastic piping.
d. Pipe hangers and supports.
e. Metal conduit.
f. Plastic conduit.
g. Tanks that do not have factory-applied final finishes.
h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.

2. Paint the following work where exposed in occupied spaces:

a. Equipment, including panelboards.
b. Uninsulated metal piping.
c. Uninsulated plastic piping.
d. Pipe hangers and supports.
e. Metal conduit.
f. Plastic conduit.
g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
h. Other items as directed by Architect.

3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 FIELD QUALITY CONTROL

A. Dry-Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry-film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry-film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply

additional coats as needed to provide dry-film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

1. Do not clean equipment with free-draining water and prevent solvents, thinners, cleaners, and other contaminants from entering into waterways, sanitary and storm drain systems, and ground.
2. Dispose of contaminants in accordance with requirements of authorities having jurisdiction.
3. Allow empty paint cans to dry before disposal.
4. Collect waste paint by type and deliver to recycling or collection facility.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 INTERIOR PAINTING SCHEDULE

A. Steel Substrates:

1. Water-Based Alkyd System:

a. Prime Coat: Primer, quick dry, for metal.
   1) S-W Pro Industrial™ Pro-Cryl© Universal Acrylic Metal Primer (B66-1300 Series).
   2) Or approved equal

b. Prime Coat: Primer, alkyd, anticorrosive, for metal.
   1) S-W Steel SPEC® 3002 Universal Primer (B50AS200).
   2) Zinsser High Hide Cover Stain Primer
   3) Or approved equal

c. Intermediate Coat: Alkyd Water-Based, interior, matching topcoat.
d. Topcoat: Water-Based Alkyd, interior, semigloss
   1) S-W Pro Industrial™ Waterbased Alkyd Urethane Enamel Semi-gloss (B53-1150 Series.
   2) Or approved equal

B. Galvanized-Metal Substrates:

1. Institutional Low-Odor/VOC Latex System:

a. Prime Coat: Primer, galvanized, water based.
   1) S-W Pro Industrial™ Pro-Cryl© Universal Acrylic Metal Primer (B66-1300 Series).
   2) Or approved equal

b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, semigloss
   1) S-W ProMar 200 Zero VOC Semi-gloss (B31-2600 Series).
   2) Or approved equal

C. Gypsum Board and Plaster Substrates:

1. Latex over Latex Sealer System:

a. Prime Coat: Primer sealer, latex, interior.
   1) S-W ProMar 200 Zero VOC Primer (B28W02600).
   2) Or approved equal

b. Prime Coat: Latex, interior, matching topcoat.
c. Intermediate Coat: Latex, interior, matching topcoat.
d. Topcoat: Latex, interior, flat. At all ceilings and soffits, unless otherwise noted.
   1) ProMar 200 Ceiling Paint Flat (A27W05050).
   2) Or approved equal

e. Topcoat: Latex, interior. At all walls, unless otherwise noted.
   1) S-W ProMar 200 Zero VOC Latex Eg-Shel (B20-12600 Series).
   2) Or approved equal

f. Topcoat: Latex, interior, semigloss. At all restroom and foodservice walls and ceilings, unless otherwise noted.

   1) S-W ProMar 200 Zero VOC Semi-gloss (B31W2600).
   2) Or approved equal

END OF SECTION 099124

SECTION 101400 - SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section includes:

1. Exterior parking signage.
2. Room and door identification signage.
3. Toilet room signage.
4. Miscellaneous signage.

1.3 UNIT PRICES

A. The bid quantity for each Sign Type shall be based on the Sign Schedule shown in the Drawings. The Contract shall establish unit costs based on these quantities, and the bid shall consist of extensions of these unit costs. The contract shall be adjusted as necessary, using these unit costs, for additions or deletions within ten percent of the base bid quantity for each Sign Type.

1.4 SUBMITTALS

A. Allowance for Submittals: Allow for thorough and complete preparation of all submittal items, for delivery and/or shipping of same, and for resubmittal(s) as required until approval has been obtained for all items.

B. Product Data: Submit manufacturers' catalog sheets, brochures, diagrams, schedules, charts, illustrations, test results and/or other standard descriptive data.

1. Mark up each copy to identify pertinent materials, products or models.
2. Show dimensions and clearances required, performance characteristics and capacities, and wiring diagrams and/or controls as apply.

C. Submit manufacturer's installation instructions for each type of specialty sign. Include only pages which are pertinent, or manufacturer's standard drawings modified to delete non-applicable data.

D. Shop Drawings:

1. General:

    a. All shop drawings shall be neat, well organized, and clearly legible.
    b. All shop drawings shall be drawn to scale and not subsequently reduced to fit a drawing format.

2. For room and door identification signs.

    a. Include fabrication and installation details and attachments to other work.
    b. Show sign mounting heights and locations.
    c. Show message list, typestyles, graphic elements, including raised characters and Braille, and layout for each sign at least half size.

E. Schedule:

1. For signage prepared by or under the supervision of a supplier use same reference numbers for details and types as those on the Drawings.
2. Text shown in the Drawing details is for layout purposes only; all final text, quantities and references for all signs are shown in the Sign Schedule unless otherwise noted.
3. Final text, numbers and graphics shall be approved by Architect and Owner prior to fabrication.

    a. The Contractor shall clarify any perceived irregularities in the Sign Schedule with the Architect prior to fabrication.

F. Samples

1. Color and Finish: Submit 3 each, 6 inch x 6 inch samples of all paint colors, screen colors, vinyl colors and material finishes. All paint and screen colors are to be applied to the appropriate substrate.

    a. Contractor to submit verification of paint manufacturer used for submittal.
    b. Prior to submittal, Contractor shall verify that all colors submitted as samples match accurately the samples or specifications provided by Architect.
2. Exposed Accessories: Full-size Sample of each accessory type.
3. Typeface(s): Submit complete typeface font(s), including upper and lower case letters, numbers and punctuation, for all typeface(s) specified. Also submit samples of letter and word spacing for each cap height specified.
4. Full-size complete prototype of the following sign types:

    a. Exterior grade tactile sign using typical door sign.
    b. Interior grade tactile sign using typical door sign.
    c. Interior grade toilet room sign showing restroom door symbol including frame condition.

5. Samples and prototype shall not be permanently installed, but shall be retained by the Architect for record and quality control, unless otherwise noted by the Architect.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with a minimum of three years of documented experience.

B. Regulatory Requirements: Comply with the Americans with Disabilities Act (ADA); CAC, Title 24, 2022 CBC Chapters 10 & 11B and with code provisions as adopted by authorities having jurisdiction. Code-governed signs shall be field inspected per CBC 11B-703.1.1.2.

C. Do not scale drawings for dimensions. Use only the written dimensions indicated on the Drawings, unless such be found in error. Contractor shall verify and be responsible for all dimensions and conditions shown by the Drawings and shall visit the site to inspect and verify field conditions prior to fabrication and installation. The Architect shall be notified, in writing, of all discrepancies on Drawings, in field dimensions or conditions, and of changes required in construction details.

1.6 DELIVERY, STORAGE AND HANDLING

A. Package signs as required to prevent damage before installation.

B. Package room and door signs in sequential order of installation, labeled by floor or building.

C. Store tape adhesive at room temperature.

1.7 FIELD CONDITIONS

A. Field Measurements: Verify locations of anchorage devices embedded in permanent construction by other installers by field measurements before fabrication, and indicate measurements on Shop Drawings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Provide each type of sign as a complete unit produced by a single manufacturer, including all required mounting accessories, fittings and fastenings.

2.2 PERFORMANCE REQUIREMENTS

A. Accessibility Standard: Comply with applicable provisions in the USDOJ's "2010 ADA Standards for Accessible Design" and Americans with Disabilities Act (ADA); CAC, Title 24, 2022 CBC Chapters 10 & 11B.

1. Provide non-glare finish with characters contrasting with background per 11B-703.5.1.

B. Interior Code Signage: Provide signage as required by accessibility regulations and requirements of authorities having jurisdiction. These include, but are not limited to, the following:

1. All signs identifying permanent rooms and spaces shall be located in compliance with CBC 11B-703.4:

   a. Top of sign to be 5'0" above finish floor.
   b. Sign to be located at latch side of door, or, if there is insufficient wall space, on the nearest wall, preferably to the right.

2. Symbol signs on restroom doors shall be located in compliance with CBC 11B-703.4:

   a. Centerline of sign to be 5'0" above finish floor.
   b. Sign to be centered left to right on door.
3. Room Capacity.

2.3 EXTERIOR PARKING SIGNAGE

A. Accessible Parking Signs:

1. Material: 0.080-inch aluminum or other noncorrosive material.
2. Size: Minimum of 70 square inches in area.
3. Background Color: Blue.
4. Text Material: White silk-screen, with reflective white border.
5. Spaces complying with CBC 11B-502.6 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
6. Signs to be reflectorized.

B. Unauthorized Vehicles:

1. Material: 0.080-inch aluminum or other noncorrosive material.
2. Size: 18 inches by 24 inches.
3. Background: White.
4. Text Material: Black.
5. Text: As shown on the Drawings.
6. Signs to be reflectorized.

C. Mounting: Pole mounted as shown in drawings.

2.4 ROOM AND DOOR IDENTIFICATION SIGNAGE

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Arne Signs
b. Or approved Equal

B. Signs with smooth, uniform surfaces; with message and characters having uniform faces, sharp corners, and precisely formed lines and profiles.

1. Material: Modified acrylic substrate
2. Copy: Tactile and braille

3. Character Style: As indicated on Drawings
4. Text: As indicated on Drawings.
5. Colors: High contrast, selected by Architect from manufacturer's full range.

2.5 TOILET ROOM SIGNAGE

A. Signs with smooth, uniform surfaces; with message and characters having uniform faces, sharp corners, and precisely formed lines and profiles.

1. Material: Cast-acrylic sheet, 1/4 inch thick.
2. Copy: Tactile and braille
3. Character Style: As indicated on Drawings
4. Text: As indicated on Drawings.
5. Colors: High contrast, selected by Architect from manufacturer's full range.

2.6 MISCELLANEOUS INTERIOR SIGNAGE

A. Symbols of Accessibility

1. Material: Cast-acrylic, 1/4 inch reverse silk screen international symbol of accessibility in white on blue background.
2. Size: 6 inch by 6 inch.
3. Provide aluminum frame.

2.7 MATERIALS

A. Aluminum

1. Aluminum Castings: ASTM B26/B26M, alloy and temper recommended by sign manufacturer for casting process used and for type of use and finish indicated.
2. Extruded Shapes: ASTM B221 alloy 6063; size as required, or as specified by Engineer.
3. Sheet and Plate: ASTM B209 alloy 3003; mill finish as specified, for all Work which will receive a painted finish.

B. Modified Acrylic

1. Single-ply modified acrylic substrate and applique designed specifically to meet American with Disabilities (ADA) federal re

    a. Manufacturer: Rowmark “ADA Alternative Applique” or approved equal.

2. Properties:

    a. Rockwell Hardness: M45 per ASTM D-785.
    b. Deflection Temperature: 175F per ASTM D-648.

3. Finish: Matte non-glare
4. Thickness: 1/8 inch

C. Cast Acrylic Sheet

1. Microsurface cell cast acrylic (not extruded or continuous cast) for reverse engraving.

    a. Manufacturer: Rowmark “ColorCast” or approved equal.

2. Properties:

    a. Rockwell Hardness: M-100 per ASTM D-785.
    b. Deflection Temperature: 205F per ASTM D-648.

3. Carefully follow manufacturer's recommended fabrication procedures regarding expansion/contraction, fastening and restraining of acrylic plastic.
4. Thickness: 1/4 inch thick.
5. Finish: Matte, non-glare.

D. Laminated Impact Acrylic Sheet with contrasting ply:

1. Manufacturer: Rowmark “Ultramattes Reverse”
2. Finish: Matte non-glare
3. Engraving Depth: 0.012” / 0.30mm

E. Laminated Acrylic Sheet

1. Microsurfaced impact acrylic laminated with a durable UV stable polymer cap in contrasting color.

    a. Manufacturer: Rowmark “UltraGrave Matte” or approved equal.

2. Properties:

    a. Rockwell Hardness: M45 per ASTM D-785.
    b. Deflection Temperature: 175F per ASTM D-648.

3. Thickness: 1/16 inch thick.
4. Finish: Matte, non-glare.

2.8 ACCESSORIES

A. Fasteners, Hardware and Devices: Stock proprietary fastening devices of approved standard manufacture such as cadmium plated vandal resistant screws, bolts and washers, and stainless steel hinges.

1. Conceal all fasteners except where noted or shown otherwise.
2. Finish on all exposed devices to match overall sign finish, unless otherwise noted.
3. Provide vandal-resistant fasteners at all exposed locations unless otherwise noted.
4. Use fasteners fabricated from metals that are noncorrosive to either the sign material(s) or the mounting surface.

B. High Bond Double-sided Tape

1. Closed cell acrylic with foam carrier with VHB adhesive, very high solvent resistance and very high shear and peel adhesion.

    a. Manufacturer: 3M Scotch or approved equal.

2. Clear: 0.020" (#4905)
3. White: 0.045" (#4950)

C. Acrylic Polyurethane Paint

1. Acrylic polyurethane with ultraviolet inhibitors and lightfast, weather, abrasion, and graffiti resistant additives.

    a. Manufacturer: Matthews Paint Company or approved equal.

2. Prime and finish coats shall be mixed and applied in accordance with manufacturer's specifications. Paint finish shall be smooth, free of scratches, gouges, drops, bubbles, thickness variations, foreign matter or other imperfections.
3. Provide a California Title 24-compliant, matte, non-glare finish.
4. Contractor shall provide verification of paint manufacturer used for all paint work.

D. Vinyl Film

1. Opaque reflective or non-reflective vinyl film as indicated with pressure sensitive permanent adhesive backing.

    a. Manufacturer: 3M Scotchcal or approved equal.

2. All colors shall be integral and not surface applied except where custom color(s) are specified in the Drawings.
3. All custom colors shall be flood coated on white vinyl.
4. Thickness: 0.0355" minimum thickness.

2.9 TEXT, BRAILLE AND GRAPHICS

A. All text, arrows and symbols shall be provided in the sizes, colors, typefaces and spacing specified in the Drawings. All text shall be a true, clean, digitally or photomechanically accurate reproduction of the typeface(s) specified, with letter spacing, height, and directional arrows as shown in the Drawings.

B. Colors of sign graphics (text, arrows and/or symbols) shall have a minimum of 70% contrast with sign background behind graphics. Finish shall be nonglare on all sign backgrounds behind graphics on identifications and directional signs.

C. Lettering

1. Custom Typography: As shown in the Drawings**.**

D. Arrows and Symbols

1. Use digital files provided by Architect in Adobe Illustrator

E. Braille

1. All Braille shall be produced in accordance with California Title 24 requirements:

a. Dots shall be 1/10 inch (2.54 mm) on centers in each cell with 2/10 inch (5.08 mm) space between cells. Dots shall be raised a minimum of 1/40 inch (0.635 mm) above the background.

2. Contractor shall be responsible for the accurate translation of all applicable tactile text to Contracted Grade 2 Braille.

2.10 FABRICATION

A. General

1. All finished work shall be of the highest quality in order to pass eye-level examination and scrutiny by Architect.
2. Provide colors and/or finish textures as specified or indicated in the Drawings or, where not specified or indicated, as selected by Architect.

PART 3 - EXECUTION

3.1 INSPECTION

A. Architect reserves the right to inspect the Work in the Contractor's shop before it is shipped to the job site for installation.

B. Contractor shall inspect all installation locations for conditions which will adversely affect the execution, permanence and/or quality of the Work, and notify Architect in writing of any and all unsatisfactory conditions. Contractor shall not proceed with installation until

said unsatisfactory conditions have been corrected. Commencement of installation indicates acceptance of site conditions and guarantees delivery of an acceptable product.

3.2 INSTALLATION OF ROOM AND DOOR IDENTIFICATION SIGNAGE

A. General: Install signs using mounting methods indicated and according to manufacturer's written instructions.

1. Install signs level, plumb, true to line, and at locations and heights indicated, with sign surfaces free of distortion and other defects in appearance.
2. Install signs so they do not protrude or obstruct according to the accessibility standard.
3. Before installation, verify that sign surfaces are clean and free of materials or debris that would impair installation.

B. Accessibility: Install signs in locations on walls as indicated on Drawings and according to the accessibility standard.

C. Mounting Methods:

1. Secure to substrate with vandal resistant fasteners and silicone

3.3 SITE CLEANUP

A. Final cleanup:

1. Clean and/or repair all evidence of installation work or damage to site work or other adjacent surfaces prior to completion of work.
2. Clean up work area after all installation has been completed. Restore all disturbed ground cover.
3. Remove all protective materials and dispose of properly off site.

3.4 CLEANING AND PROTECTION

A. At completion of installation, clean all sign surfaces in accordance with manufacturer's instructions.

B. Protect all signs from damage until acceptance by Architect; repair or replace damaged units as required.

C. Clean and/or repair all evidence of installation work or damage to adjacent surfaces prior to completion of work.

D. Remove all protective materials and dispose of properly off site.

3.5 CONTRACT CLOSE-OUT ITEMS

A. Provide Owner with one quart of paint for each paint color specified.

B. Provide Owner with written instructions for proper cleaning of the signs. Note any solvents that should not be used.

END OF SECTION 101400

SECTION 102113.15 – SOLID COLOR REINFORCED COMPOSITE (SCRC) SUBSTRATE TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Solid color reinforced composite (SCRC) substrate toilet compartments configured as toilet enclosures entrance screens and urinal screens.

B. Related Requirements:
1. Section 102800 "Toilet and Bath Accessories" for toilet tissue dispensers, grab bars, purse shelves, and similar accessories mounted on toilet compartments.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for toilet compartments.

B. Shop Drawings: For toilet compartments.

1. Include plans, elevations, sections, details, and attachment details.
2. Show locations of cutouts for compartment-mounted toilet accessories.
3. Show locations of centerlines of toilet fixtures.
4. Show locations of floor drains.
5. Show ceiling grid, ceiling-mounted items, and overhead support or bracing locations.

C. Samples for Initial Selection: For each type of toilet compartment material indicated.

1. Include Samples of hardware and accessories involving material and color selection.

D. Samples for Verification: For the following products, in manufacturer's standard sizes unless otherwise indicated:

1. Each type of material, color, and finish required for toilet compartments, prepared on 6-inch- square Samples of same thickness and material indicated for Work.
2. Each type of hardware and accessory.

E. Product Schedule: For toilet compartments, prepared by or under the supervision of supplier, detailing location and selected colors for toilet compartment material.

F. USA Certificate of Origin: Manufacturer shall supply with first submittal, an example of their Certificate of Origin declaring toilet compartments are wholly manufactured and assembled specifically in the United States, including city and state locations. A notarized Certificate of Origin shall be provided with closeout documents.

1.4 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of toilet compartment.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Minimum 10 year experience manufacturing similar products.

B. Installer Qualifications: Minimum 2 year experience installing similar products.

C. Single Source Requirements: To the greatest extent possible provide products from a single manufacturer.

D. Accessibility Requirements: Comply with requirements applicable in the jurisdiction of the project, including but not limited to ADA and ICC/ANSI A117.1 requirements as applicable.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For toilet compartments to include in maintenance manuals.

1.7 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Door Hinges: One hinge(s) with associated fasteners.
2. Latch and Keeper: One latch(es) and keeper(s) with associated fasteners.
3. Door Bumper: One door bumper(s) with associated fasteners.
4. Door Pull: One door pull(s) with associated fasteners.
5. Door Pull: At accessible compartment doors, provide one on each side of the door.
6. Fasteners: Ten fasteners of each size and type.

1.8 PROJECT CONDITIONS

A. Field Measurements: Verify actual locations of toilet fixtures, walls, columns, ceilings, and other construction contiguous with toilet compartments by field measurements before fabrication.

1.9 WARRANTY

A. Manufacturer's Warranty: Manufacturer's standard 25 year limited warranty for panels, doors, and stiles against breakage, corrosion, delamination, and defects in factory workmanship. Manufacturer's standard 1 year guarantee against defects in material and workmanship for stainless steel door hardware and mounting brackets.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Graffiti Resistance (ASTM D 6578): Passed cleanability test; 5 staining agents.

B. Scratch Resistance (ASTM D 2197): Maximum load value exceeds 10 kilograms.

C. Impact Resistance (ASTM D 2794): Maximum impact force exceeds 30 inch-pounds.

D. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Flame-Spread Index: 75 or less.
2. Smoke-Developed Index: 450 or less.

E. Regulatory Requirements: Comply with the Americans with Disabilities Act (ADA); CAC, Title 24, 2022 CBC Chapters 10 & 11B and with code provisions as adopted by authorities having jurisdiction.

2.2 SOLID COLOR REINFORCED COMPOSITE (SCRC) SUBSTRATE TOILET COMPARMENTS

A. Products: Subject to compliance with requirements, provide the following:

1. Bobrick Washroom Equipment, Inc; Sierra Series SCRC 2096G.67P
2. Or approved equal

B. Materials: Solid color reinforced composite (SCRC) material for stiles, panels, doors, and screens with anti-graffiti coating, thermoset and integrally fused into homogenous piece; high density polyethylene (HDPE), high density polypropylene not acceptable.

1. Composition: Dyes, organic fibrous material, and polycarbonate/phenolic resins.
2. Surface Treatment: Non-ghosting, graffiti resistant surface integrally bonded to core through a manufacturing steps requiring thermal and mechanical pressure.
3. Edges: Same color as the surface.
4. Color: As selected by Architect from manufacturer’s full range of colors

C. Toilet-Enclosure Style: Floor-to-ceiling with satin finish, extruded anodized aluminum headrails, 0.065 inch (1.65 mm) thick with anti-grip profile.

1. Doors and dividing panel height. Mount doors and dividing panels based on height of specified system.
   a. Door and Panel Height: as indicated on Drawings.

D. Urinal-Screen Style, 1095: Wall hung.

1. Screen Height: 81 inches x 12 inches.

E. Door, Panel, Screen, and Pilaster Construction: Solid SCRC-core panel material. Provide minimum 3/4-inch- thick doors and pilasters and minimum 1/2-inch- thick panels.

F. Privacy Style Partitions: No sightlines with gap-free interlocking doors and stiles routed 0.300 inches (7.6 mm) from the edge to allow for 0.175 inch (4.4 mm) overlap to prevent line-of-sight into the toilet compartment. Privacy strips fastened or adhered onto the partition material are not acceptable.

G. Pilaster Shoes and Sleeves (Caps): Formed from stainless steel sheet, not less than 0.031-inch nominal thickness and 3 inches high, finished to match hardware.

H. Stiles: Floor-anchored stiles furnished with expansion shields and threaded rods.

1. Leveling Devices: 7 gauge, 3/16 inches (5 mm) thick, corrosion-resistant, chromate-treated, double zinc-plated steel angle leveling bar bolted to stile; furnished with 3/8 inch (10 mm) diameter threaded rods, hex nuts, lock washers, flat washers, spacer sleeves, expansion anchors, and shoe retainers.
2. Stile Shoes: One-piece, 22 gauge (0.8 mm), 18-8, Type 304 stainless steel, 4 inch (102 mm) height; tops with 90 degree return to stile. One-piece shoe capable of adapting to 3/4 inch (19 mm) or 1 inch (25 mm) stile thickness and capable of being fastened (by clip) to stiles starting at wall line.

I. Wall Posts: Pre-drilled for door hardware, 18-8, Type 304, 16 gauge (1.6 mm) stainless steel with satin finish; 1 inch (25 mm) x 1-1/2 inches (38 mm) x 58 inches high (1473 mm).

J. Anchors: Expansion shields and threaded rods at floor connections as applicable. Threaded rods secured to supports above ceiling as applicable. Supports above ceiling furnished and installed as Work of Section 055000 - Metal Fabrications.

2.3 HARDWARE AND ACCESSORIES

A. Hardware and Accessories: Manufacturer's heavy-duty operating industrial hardware and accessories. Chrome-plated “Zamak” aluminum. Extruded plastic hardware not acceptable.

1. Compliance: Operating force of less than 5 lb (2.25 kg).
2. Emergency Access: Hinges, door latch allow door to be lifted over keeper from outside compartment on inswing doors.

3. Materials: 18-8, Type 304, heavy-gauge stainless steel with satin finish.
4. Doorstops: Prevents inswinging doors from swinging out beyond stile; on outswing doors, doorstop prevents door from swinging in beyond stile.
5. Fastening: Hardware secured to door and stile by through-bolted, theft-resistant, pin-in-head Torx stainless steel machine screws into factory-installed, threaded brass inserts. Fasteners secured directly into core not acceptable.

    a. Threaded Brass Inserts: Factory-installed; withstand direct pull force exceeding 1500 lb (680 kg) per insert.

6. Clothes Hooks: Projecting no more than 1-1/8 inch (29 mm) from face of door.
7. Door Latch: Track of door latch prevents inswing doors from swinging out beyond stile; on outswing doors, door keeper prevents door from swinging in beyond stile; 16 gauge (1.6 mm) sliding door latch, 14 gauge (2 mm) keeper.
8. Door Pull: At accessible compartment doors, provide one on each side of the door.
9. Locking: Door locked from inside by sliding door latch into keeper.
10. Hinge Type:

    a. Full-Height Institutional Hinge.

        1) Hinges: 16 gauge (1.6 mm) stainless steel, self-closing, 3 section continuous hinges.

11. Mounting Brackets:

    a. Full-Height Continuous.

        1) Mounting Brackets: 18 gauge (1.2 mm) stainless steel and extend full height of panel.
        2) U-Channels: Secure panels to stiles.
        3) Angle Brackets: Secure stiles-to-walls and panels to walls.

B. Anchorages and Fasteners: Manufacturer's standard exposed fasteners of stainless steel, finished to match the items they are securing, with theft-resistant-type heads. Provide sex-type bolts for through-bolt applications. For concealed anchors, use stainless steel, hot-dip galvanized-steel, or other rust-resistant, protective-coated steel compatible with related materials.

2.4 MATERIALS

A. Stainless Steel Sheet: ASTM A240/A240M or ASTM A666, Type 304, stretcher-leveled standard of flatness.

B. Stainless Steel Castings: ASTM A743/A743M.

C. Zamac: ASTM B86, commercial zinc-alloy die castings.

2.5 FABRICATION

A. Fabrication, General: Fabricate toilet compartment components to sizes indicated. Coordinate requirements and provide cutouts for through-partition toilet accessories where required for attachment of toilet accessories.

B. Floor-to-ceiling Units: Provide manufacturer's standard corrosion-resistant anchoring assemblies with leveling adjustment nuts at pilasters for structural connection to floor. Provide shoes at pilasters to conceal anchorage.

C. Door Size and Swings: Unless otherwise indicated, provide 24-inch- wide in-swinging doors for standard toilet compartments and 36-inch- wide out-swinging doors with a minimum 32-inch-wide clear opening for compartments designated as accessible.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for fastening, support, alignment, operating clearances, and other conditions affecting performance of the Work.

1. Confirm location and adequacy of blocking and supports required for installation.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. General: Comply with manufacturer's written installation instructions.

1. Verify blocking and supports in walls and ceilings has been installed properly at points of attachment.
2. Verify location does not interfere with door swings or use of fixtures.
3. Use fasteners and anchors suitable for substrate and project conditions
4. Install units rigid, straight, plumb, and level.
5. Conceal evidence of drilling, cutting, and fitting to room finish.
6. Test for proper operation.

B. Install units rigid, straight, level, and plumb. Secure units in position with manufacturer's recommended anchoring devices.

1. Maximum Clearances:

a. Pilasters and Panels: 1/2 inch.
b. Panels and Walls: 1 inch.

2. Full-Height Continuous Brackets: Secure panels to walls and to pilasters with full-height brackets.

    a. Locate bracket fasteners so holes for wall anchors occur in masonry or tile joints.
    b. Align brackets at pilasters with brackets at walls.

C. Floor-to-ceiling Units: Set pilasters with anchors penetrating not less than 2 inches into structural floor unless otherwise indicated in manufacturer's written instructions. Level, plumb, and tighten pilasters. Hang doors and adjust so tops of doors are level with tops of pilasters when doors are in closed position.

D. Urinal Screens: Attach with anchoring devices to suit supporting structure. Set units level and plumb, rigid, and secured to resist lateral impact.

3.3 ADJUSTING, CLEANING AND PROTECTION

A. Hardware Adjustment: Adjust and lubricate hardware according to hardware manufacturer's written instructions for proper operation. Set hinges on in-swinging doors to hold doors open approximately 30 degrees from closed position when unlatched. Set hinges on out-swinging doors to return doors to fully closed position.

B. Touch-up, repair or replace damaged products.

C. Clean exposed surfaces of compartments, hardware, and fittings.

END OF SECTION 102113.17

SECTION 102800 – TOILET AND BATH ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Public-use washroom accessories.
2. Hand dryers.
3. Underlavatory guards.

B. Related Requirements:

1. Section 079200 “Joint Sealants” for interior sanitary joint sealant.

1.3 COORDINATION

A. Coordinate accessory locations with other work to prevent interference with clearances required for access by people with disabilities, and for proper installation, adjustment, operation, cleaning, and servicing of accessories.

B. Deliver inserts and anchoring devices set into concrete or masonry as required to prevent delaying the Work.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
2. Include anchoring and mounting requirements, including requirements for cutouts in other work and substrate preparation.
3. Include electrical characteristics.

B. Product Schedule: Indicating types, quantities, sizes, and installation locations by room of each accessory required.

1. Identify locations using room designations indicated.
2. Identify accessories using designations indicated.

1.5 INFORMATIONAL SUBMITTALS

A. Sample Warranty: For manufacturer's special warranties.

1.6 QUALITY ASSURANCE

A. Source Limitations: Provide products of same manufacturer for each type of accessory unit and for units exposed to view in same areas, unless otherwise approved by Architect.

B. Product Options: Accessory requirements, including those for materials, finishes, dimensions, capacities, and performance, are established by specific products indicated in the Toilet and Bath Accessory Schedule.

1. Products of other manufacturers listed in Part 2 with equal characteristics, as judged solely by Architect, may be provided.
2. Do not modify aesthetic effects, as judged solely by Architect, except with Architect's approval. Where modifications are proposed, submit comprehensive explanatory data to Architect for review.

1.7 CLOSEOUT SUBMITTALS

A. Maintenance Data: For accessories to include in maintenance manuals.

1.8 WARRANTY

A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, visible silver spoilage defects.
2. Warranty Period: 15 years from date of Substantial Completion.

B. Manufacturer's Special Warranty for Hand Dryers: Manufacturer agrees to repair or replace hand dryers that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Ten years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 OWNER-FURNISHED MATERIALS

A. Owner-Furnished Materials: electronic paper towel dispensers, roll paper towel dispensers, soap dispensers.

2.2 PERFORMANCE REQUIREMENTS

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Structural Performance: Design accessories and fasteners to comply with the following requirements:

1. Grab Bars: Installed units are able to resist 250 lbf concentrated load applied in any direction and at any point.

C. Accessibility Standard: For toilet and bath accessories indicated to be accessible, comply with the Americans with Disabilities Act (ADA); CAC, Title 24, 2022 CBC Chapters 10 & 11B and with code provisions as adopted by authorities having jurisdiction.

2.3 PUBLIC-USE WASHROOM ACCESSORIES

A. Source Limitations: Obtain public-use washroom accessories from single source from single manufacturer.

B. Toilet Tissue (Roll) Dispenser:

1. Products: Subject to compliance with requirements, provide the following:

a. Kimberly-Clark #9608 Black Item #10237895

2. Description: Double-roll dispenser.
3. Mounting: Surface mounted.
4. Capacity: Designed for 9.38 inch diameter tissue rolls.
5. Material and Finish: plastic.

C. ADA Toilet Tissue (Roll) Dispenser:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-3888

2. Description: Single roll
3. Mounting: Semi-recessed.
4. Operation: Stainless steel unit with pivot hinge, tumbler lock
5. Capacity: Designed for 5-inch- diameter tissue rolls.
6. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

D. Paper Towel Dispenser, folded:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-262

2. Mounting: Semirecessed.
3. Minimum Capacity: 400 C-fold or 525 multifold towels.
4. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
5. Lockset: Tumbler type.
6. Refill Indicator: Pierced slots at sides.

E. Paper Towel Dispenser, electronic:

1. Products: Subject to compliance with requirements, provide the following:

   a. Tork 5551028

2. Mounting: Surface.

F. Paper Towel Dispenser, roll:

1. Products: Subject to compliance with requirements, provide the following:

   a. Reliable Brand Translucent Black Towel Roll Dispenser Item #10747267 MFG 422939

2. Mounting: Surface.

3. Finish: Plastic.

G. Waste Receptacle:

1. Products: Subject to compliance with requirements, provide the following:

   a. Bobrick Washroom Equipment, Inc; B-3644

2. Mounting: Open top, recessed.
3. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
4. Liner: Reusable vinyl liner.
5. Lockset: Tumbler type for waste receptacle.

H. Soap Dispenser:

1. Products: Subject to compliance with requirements, provide the following:

   a. Kimberly-Clark Soap Dispenser #91245 Black Item #10406988

2. Description: Designed for manual operation and dispensing soap in liquid or lotion form. Push type soap valve, check valve.
3. Materials: Plastic

I. Grab Bar:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-6806

2. Mounting: Snap flanges with concealed fasteners.
3. Material: Stainless steel, 0.05 inch thick.

a. Finish: Smooth, ASTM A480/A480M No. 4 finish (satin).

4. Outside Diameter: 1-1/4 inches.
5. Configuration and Length: As indicated on Drawings.

J. Sanitary-Napkin and Tampon Vendor:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-370634

2. Mounting: Semi-recessed.
3. Operation: Free, per Assembly Bill 367.
4. Exposed Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
5. Lockset: Tumbler type with separate lock and key for coin box.

K. Sanitary-Napkin Disposal Unit:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-270

2. Mounting: Surface mounted.
3. Door or Cover: Self-closing, disposal-opening cover and hinged face panel with tumbler lockset.
4. Receptacle: Removable.
5. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

L. Seat-Cover Dispenser:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick B-4221

2. Mounting: Surface mounted.

3. Material: Satin finish.

M. Mirror Unit:

1. Products: Subject to compliance with requirements, provide the following:

a. Bobrick Washroom Equipment, Inc; B-165

2. Frame: Stainless steel angle, 0.05 inch thick.

a. Corners: Welded and ground smooth.

3. Size: as indicated in drawings.
4. Hangers: Manufacturer's standard rigid, tamper and theft resistant.

2.4 HAND DRYERS

A. Source Limitations: Obtain hand dryers from single source from single manufacturer.

B. Warm-Air Dryer:

1. Product: Bobrick B-7128
2. Description: Standard-speed, warm-air hand dryer.
3. Mounting: Surface mounted.

a. Protrusion Limit: Installed unit protrudes maximum 4 inches from wall surface.

4. Operation: Infrared-sensor activated with timed power cut-off switch.

a. Automatic Shutoff: At 120 seconds.

5. Electrical Requirements: 115 V, 13 A, 1500 W.

2.5 UNDERLAVATORY GUARDS

A. Underlavatory Guard:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Buckaroos, Inc.
b. Plumberex Specialty Products, Inc.
c. Truebro by IPS Corporation.

2. Description: Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping; allow service access without removing coverings.
3. Material and Finish: Antimicrobial, molded plastic, white.

2.6 MATERIALS

A. Stainless Steel: ASTM A240/A240M or ASTM A666, Type 304, 0.031-inch- minimum nominal thickness unless otherwise indicated.

B. Brass: ASTM B19, flat products; ASTM B16/B16M, rods, shapes, forgings, and flat products with finished edges; or ASTM B30, castings.

C. Steel Sheet: ASTM A1008/A1008M, Designation CS (cold rolled, commercial steel), 0.036-inch- minimum nominal thickness.

D. Galvanized-Steel Sheet: ASTM A653/A653M, with G60 hot-dip zinc coating.

E. Galvanized-Steel Mounting Devices: ASTM A153/A153M, hot-dip galvanized after fabrication.

F. Fasteners: Screws, bolts, and other devices of same material as accessory unit, unless otherwise recommended by manufacturer or specified in this Section, and tamper and theft resistant where exposed, and of stainless or galvanized steel where concealed.

G. Chrome Plating: ASTM B456, Service Condition Number SC 2 (moderate service).

H. Mirrors: ASTM C1503, Mirror Glazing Quality, clear-glass mirrors, nominal 6.0 mm thick.

2.7 FABRICATION

A. General: Fabricate units with tight seams and joints, and exposed edges rolled. Hang doors and access panels with full-length, continuous hinges. Equip units for concealed anchorage and with corrosion-resistant backing plates.

B. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Owner's representative.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

1. Remove temporary labels and protective coatings.

B. Grab Bars: Install to comply with specified structural-performance requirements.

C. Mirrors: Secure mirrors to walls in concealed, tamper-proof manner with special hangers, toggle bolts, or screws. Set units plumb, level, and square at locations indicated, in accordance with manufacturer's instructions for type of substrate involved.

D. Fit flanges of accessories snug to wall surfaces. Install sanitary sealant in gaps between 90-degree return flanges and finish wall surface after installation.

E. Finish edges of accessories with sealant to avoid water penetration.

3.2 ADJUSTING AND CLEANING

A. Adjust accessories for unencumbered, smooth operation. Replace damaged or defective items.

B. Clean and polish exposed surfaces according to manufacturer's written instructions.

END OF SECTION 102800

SECTION 22 00 50 - BASIC PLUMBING MATERIALS AND METHODS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Valve boxes.
2. Access Doors.
3. Expansion loops.
4. Insulation.

1.2 RELATED REQUIREMENTS

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

B. This Section is a part of each Division 22 Section.

1.3 ADDITIONAL REQUIREMENTS

A. Furnish and install any incidental work not shown or specified which is necessary to provide a complete and workable system.

B. Make all temporary connections required to maintain services during the course of this Contract without additional cost to the Owner. Notify the Owner seven days in advance before disturbing any service.

C. Plumbing work done under this contract shall not adversely affect the operation of the existing plumbing systems.

1.4 REFERENCES AND STANDARDS

A. Where material or equipment is specified to conform to referenced standards, it shall be assumed that the most recent edition of the standard in effect at the time of bid shall be used.

1. CSA – Canadian Standards Association International.
2. ANSI - American National Standards Institute.
3. ASTM - American Society for Testing and Materials.
4. CCR - California Code of Regulations.

a. Title 8 - Division of Industrial Safety, Subchapter 7; General Industry Safety Orders, Articles 31 through 36.

5. NCPWB - National Certified Pipe Welding Bureau.
6. CEC - California Electrical Code.
7. NEMA - National Electrical Manufacturers' Association.
8. NFPA - National Fire Protection Association.
9. OSHA - Occupational Safety and Health Act.

10. UL - Underwriters' Laboratories, Inc.

B. Requirements of Regulatory Agencies:

1. The publications listed below form part of this specification; comply with provisions of these publications except as otherwise shown or specified.
   a. California Building Code, 2022.
   b. California Electrical Code, 2022.
   c. California Energy Code, 2022.
   d. California Fire Code, 2022.
   e. California Green Building Standards Code, 2022.
   f. California Mechanical Code, 2022.
   g. California Plumbing Code, 2022.
   h. California Code of Regulations, Title 24.
   i. California Health and Safety Code.
   j. CAL-OSHA.
   k. California State Fire Marshal, Title 19 CCR.
   l. National Fire Protection Association.
   m. Occupational Safety and Health Administration.
   n. Other applicable state laws.

2. Nothing in Drawings or specifications shall be construed to permit work not conforming to these codes, or to requirements of authorities having jurisdiction. It is not the intent of Drawings or specifications to repeat requirements of codes except where necessary for clarity.

1.5 DRAWINGS

A. Examine Contract Documents prior to bidding of work and report discrepancies in writing to Architect.

B. Drawings showing location of equipment and materials are diagrammatic and job conditions will not always permit installation in location shown. The Plumbing Drawings show general arrangement of equipment and materials, etc., and shall be followed as closely as existing conditions, actual building construction, and work of other trades permit.

1. Architectural and Structural Drawings shall be considered part of the Work. These Drawings furnish Contractor with information relating to design and construction of the Project. Architectural Drawings take precedence over Plumbing Drawings.
2. Because of the small scale of Plumbing Drawings, not all offsets, fittings, and accessories required are shown. Investigate structural and finish conditions affecting the Work and arrange Work accordingly. Provide offsets, fittings, and accessories required to meet conditions. Inform Architect immediately when job conditions do not permit installation of equipment and materials in the locations shown. Obtain the Architects approval prior to relocation of equipment and materials.
3. Relocate equipment and materials installed without prior approval of the Architect. Remove and relocate equipment and materials at Contactors’ expense upon Architects’ direction.

4. Minor changes in locations of equipment, piping, etc., from locations shown shall be made when directed by the Architect at no additional cost to the Owner providing such change is ordered before such items of work, or work directly connected to same are installed and providing no additional material is required.

C. Execute work mentioned in Specifications and not shown on Drawings, or vice versa, the same as if specifically mentioned or shown in both.

1.6 FEES AND PERMITS

A. Obtain and pay for all permits and service required in installation of this work; arrange for required inspections and secure approvals from authorities having jurisdiction. Comply with requirements of Division 01.

B. Arrange for utility connections and pay charges incurred, including excess service charges.

1. Bear the cost of construction related to utility services, from point of connection to utility services shown on Contract Documents. This includes piping, excavation, backfill, meters, boxes, check valves, backflow prevention devices, general service valves, concrete work, and the like, whether or not Work is performed by Contractor, local water/sanitation district, public utility, other governmental agencies or agencies' assigns.

C. Coordination:

1. General:

a. Coordinate plumbing Work with trades covered in other Specifications Sections to provide a complete, operable and sanitary installation of the highest quality workmanship.

2. Electrical Coordination:

a. Refer to the Electrical Drawings and Specifications, Division 26, for service voltage and power feed wiring for equipment specified under this section. Contractor has full responsibility for the following items of work:

1) Review the Electrical Drawings and Division 26 Specifications to verify that electrical services provided are adequate and compatible with equipment requirements.
2) If additional electrical services are required above that indicated on Electrical Drawings and in Division 26, such as more control interlock conductors, larger feeder, or separate 120 volt control power source, include cost to furnish and install additional electrical services as part of the bid.
3) Prior to proceeding with installation of additional electrical work, submit detailed drawings indicating exact scope of additional electrical work.

3. Mechanical Coordination:

a. Arrange for pipe spaces, chases, slots and openings in building structure during progress of construction, to accommodate mechanical system installation.
b. Coordinate installation of supporting devices. Set sleeves in poured-in-place concrete and other structural components during progress of construction.
c. Coordinate requirements for access panels and doors for mechanical items requiring access where concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section “Access Doors and Frames.”
d. Coordinate with other trades equipment locations, pipe, duct and conduit runs, electrical outlets and fixtures, air inlets and outlets, and structural and architectural features. Provide information on location of piping and seismic bracing to other trades as required for a completely coordinated project.

1.7 SUBMITTALS - GENERAL

A. Refer to Division 01 Submittals Section(s) for additional requirements.

B. Submittal packages may be submitted via email as PDF electronic files, or as printed packages. PDFs shall be legible at actual size (100 percent). Provide seven copies of printed submittal packages.

C. Provide submittal of materials proposed for use as part of this Project. Product names in Specifications and on Drawings are used as standards of quality. Furnish standard items on specified equipment at no extra cost to the Contract regardless of disposition of submittal data. Other materials or methods shall not be used unless approved in writing by Architect. Architect's review will be required even though "or equal" or synonymous terms are used.

1. Partial or incomplete submittals will not be considered.
2. Quantities are Contractor's responsibility and will not be reviewed.
3. Provide materials of the same brand or manufacturer for each class of equipment or material.
4. Identify each item by manufacturer, brand, trade name, number, size, rating, or other data necessary to properly identify and review materials and equipment. Words "as specified" are not sufficient identification.
5. Identify each submittal item by reference to items’ Specification Section number and paragraph, by Drawing and detail number, and by unit tag number.
6. Organize submittals in same sequence as in Specification Sections.
7. Show physical arrangement, construction details, finishes, materials used in fabrications, provisions for piping entrance, access requirements for installation and maintenance, physical size, mechanical characteristics, foundation and support details, and weight.

a. Submit Shop Drawings, performance curves, and other pertinent data, showing size and capacity of proposed materials.
b. Specifically indicate, by drawn detail or note, that equipment complies with each specifically stated requirement of Contract Documents.
c. Drawings shall be drawn to scale and dimensioned (except schematic diagrams). Drawings may be prepared by vendor but must be submitted as instruments of Contractor, thoroughly checked and signed by Contractor before submission to Architect for review.

d. Catalog cuts and published material may be included with supplemental scaled drawings.

D. Review of submittals will be only for general conformance with design concept and general compliance with information given in Contract Documents. Review will not include quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination with work of other trades, or construction safety precautions, which are sole responsibility of Contractor. Review of a component of an assembly does not indicate acceptance of an assembly. Deviations from Contract Documents not clearly identified by Contractor are Contractor's responsibility and will not be reviewed by Architect.

E. Within reasonable time after award of contract and in ample time to avoid delay of construction, submit to Architect Shop Drawings or submittals on all items of equipment and materials provided. Provide submittal in at least seven copies and in complete package.

1. Shop Drawings and submittals shall include Specification Section, Paragraph number, and Drawing unit symbol or detail number for reference. Organize submittals into booklets for each Specification section and submit in loose-leaf binders with index. Deviations from the Contract Documents shall be prominently displayed in the front of the submittal package and referenced to the applicable Contract requirement.

F. Furnish to the Project Inspector complete installation instructions on material and equipment before starting installation.

1.8 ACTION SUBMITTALS

A. Product Data: Submit manufacturer's technical product data and installation instructions for plumbing systems materials and products.

B. Shop Drawings.

C. Pipe, pipe or plumbing fittings, fixtures, solder and flux installed in a system providing water for human consumption shall comply with lead free requirements of the California Health and Safety Code Section 116875. Provide submittal information for products third-party certified by an approved laboratory as complying with California Health and Safety Code Section 116875.

D. Delegated-Design Submittals: For seismic supports, anchorages, restraints, and vibration isolators indicated to comply with performance requirements and design criteria.

1. Calculations performed for use in selection of seismic supports, anchorages, and restraints shall utilize criteria indicated in Structural Contract Documents.
2. Include design calculations and details for selecting vibration isolators and vibration isolation bases complying with performance requirements, design criteria, and analysis data signed and sealed by the California registered structural engineer responsible for their preparation.
3. Supports, anchorages and restraints for piping, ductwork, and equipment shall be an OSHPD pre-approved system such as TOLCO, ISAT, Mason, or equal. Pipes, ducts and equipment shall be seismically restrained in accordance with requirements of

current edition of California Building Code. System shall have current OPM number and shall meet additional requirements of authority having jurisdiction. Provide supporting documentation required by the reviewing authority and the Architect and Engineer. Provide layout drawings showing piping, ductwork and restraint locations.

a. Bracing of Piping and Equipment: Specifically state how bracing attachment to structure is accomplished. Provide shop drawings indicating seismic restraints, including details of anchorage to building. In-line equipment must be braced independently of piping, and in conformance with applicable building codes. Provide calculations to show that pre-approval numbers have been correctly applied in accordance with general information notes of pre-approval documentation. Gas pipe bracing shall be designed in accordance with California Building Code Section 1615A.1.22 and ASCE 7-10 Section 13.6. Coefficient $I_p = 1.5$ shall be used for gas piping bracing calculations.
b. In lieu of the above or for non-standard installations not covered in the above pre-approved systems, Contractor shall provide layout drawings showing piping, ductwork, and restraint locations, and detail supports, attachments and restraints, and furnish supporting calculations and legible details sealed by a California registered structural engineer, in accordance with California Building Code

4. Additional Requirements: In addition to the above, conform to all state and local requirements.

1.9 INFORMATIONAL SUBMITTALS

A. Provide layouts for plumbing systems, for inclusion in coordinated layout specified in Section 23 80 00. Comply with requirements for layouts specified in Section 23 80 00.

1.10 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data:

1. Refer to Division 01 for complete instructions.
2. Furnish three complete sets of Operation and Maintenance Manual bound in hardboard binder, and one compact disc containing complete Operation and Maintenance Manual in searchable PDF format. Provide Table of Contents. Provide index tabs for each piece of equipment in binder and disc. Begin compiling data upon approval of submittals.

a. Sets shall incorporate the following:

1) Product Data.
2) Shop Drawings.
3) Record Drawings.
4) Service telephone number, address and contact person for each category of equipment or system.
5) Complete operating and maintenance instructions for each item of plumbing equipment and systems.
6) Copies of guarantees/warrantees for each item of equipment and systems.

7) Test data and system balancing reports.
8) Typewritten maintenance instructions for each item of equipment listing lubricants to be used, frequency of lubrication, inspections required, adjustment, etc.
9) Manufacturers' bulletins with parts numbers, instructions, etc., for each item of equipment.
10) Control diagrams and literature.
11) A complete list or schedule of all scheduled valves giving the number of the valve, location and the rooms or area controlled by the valve. Identify each valve with a permanently attached metal tag stamped with number to match schedule. Post list in frame under plastic on wall in mechanical room or where directed by Architect.
12) Check test and start reports for each piece of plumbing equipment provided as part of the Work.
13) Commissioning and Preliminary Operation Tests required as part of the Work.

b. Post service telephone numbers and/or addresses in an appropriate place as designated by the Architect.

B. Record Drawings:

1. Refer to Division 01, Record Documents, for requirements governing Work specified herein.
2. Upon completion of the work, deliver to Architect the following:

a. Originals of drawings showing the Work exactly as installed.
b. One complete set of reproducible drawings showing the Work exactly as installed.
c. One compact disc with complete set of drawings in PDF format showing the Work exactly as installed.
d. Provide Contractor’s signature, verifying accuracy of record drawings.
e. Obtain the signature of the Project Inspector for all record drawings.

1.11 SUBSTITUTIONS

A. Refer to Division 01 for complete instructions. Requirements given below are in addition to or are intended to amplify Division 01 requirements. In the case of conflict between requirements given herein and those of Division 01, Division 01 requirements shall apply.

B. It is the responsibility of Contractor to assume costs incurred because of additional work and or changes required to incorporate proposed substitute into the Project. Refer to Division 01 for complete instructions.

C. Substitutions will be interpreted to be all manufacturers other than those specifically listed in the Contract Documents by brand name, model or catalog number.

D. Only one request for substitution will be considered for each item of equipment or material.

E. Substitution requests shall include the following:

1. Reason for substitution request.
2. Complete submittal information as described herein; see “Submittals.”
3. Coordinated scale layout drawings depicting position of substituted equipment in relation to other work, with required clearances for operation, maintenance and replacement.
4. List optional features required for substituted equipment to meet functional requirements of the system as indicated in Contract Documents.
5. Explanation of impact on connected utilities.
6. Explanation of impact on structural supports.

F. Installation of reviewed substitution is the Contractors’ responsibility. Any mechanical, electrical, structural, or other changes required for installation of reviewed substituted equipment or material must be made by the Contractor without additional cost to the Owner. Review by the Architect of the substituted equipment or material, including dimensioned Drawings will not waive these requirements.

G. Contractor may be required to compensate the Architect for costs related to substituted equipment or material.

1.12 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of plumbing systems products, of types, materials, and sizes required, whose products have been in satisfactory use in similar service for not less than 5 years.

B. Contractor's Qualifications: Firm with at least 5 years of successful installation experience on projects with plumbing systems work similar to that required for this Project.

C. California Health and Safety Code Compliance: For products covered under the scope of HSC 116875 for potable water service. Products for potable water service shall be third-party certified by an approved laboratory as complying with California Health and Safety Code Section 116875.

D. Comply with applicable portions of California Plumbing Code pertaining to selection and installation of plumbing materials and products.

E. All materials and products shall be new and shall match existing.

1.13 DELIVERY, STORAGE, AND HANDLING

A. Protect equipment and piping delivered to Project site from weather, humidity and temperature variations, dirt, dust and other contaminants.

1.14 FIELD CONDITIONS

A. Contractor shall visit Project site and examine existing conditions in order to become familiar with Project scope. Verify dimensions shown on Drawings at Project site. Bring discrepancies to the attention of Architect. Failure to examine Project site shall not constitute

basis for claims for additional work because of lack of knowledge or location of hidden conditions that affect Project scope.

B. Information on Drawings relative to existing conditions is approximate. Deviations from Drawings necessary during progress of construction to conform to actual conditions shall be approved by the Architect and shall be made without additional cost to the Owner. The Contractor shall be held responsible for damage caused to existing services. Promptly notify the Architect if services are found which are not shown on Drawings.

1.15 WARRANTY

A. Refer to Division 01 for warranty requirements, and duration and effective date of Contractor's Standard Guarantee.

B. Repair or replace defective work, material, or part that appears within the warranty period, including damage caused by leaks.

C. On failure to comply with the warranty requirements within a reasonable length of time after notification is given, the Architect/Owner shall have the repairs made at the Contractor's expense.

PART 2 - PRODUCTS

2.1 GENERAL

A. Materials or equipment of the same type shall be of the same brand wherever possible. All materials shall be new and in first class condition.

B. All sizes, capacities, and efficiency ratings shown are minimum, except that gas capacity is maximum available.

C. Refer to Sections 22 10 00 and 23 80 00 for specific system piping materials.

2.2 MATERIALS AND PRODUCTS

A. No material installed as part of this Work shall contain asbestos.

B. Insulation products, including insulation, insulation facings, jackets, adhesives, sealants and coatings shall not contain polybrominated diphenyl ethers (PBDEs) in penta, octa, or deca formulations in amounts greater than 0.1 percent (by mass).

2.3 VALVE BOXES

A. General:

1. Where several valves or other equipment are grouped together, provide larger boxes of rectangular "vault" type adequately sized for condition and similar in construction to those specified above.

2. Provide valve box extensions as required to set bottom of valve box tight up to top of piping in which valve is installed.
3. Provide a tee handle wrench for each size, Alhambra Foundry Co. #A-3008, or equal.

B. Valve Boxes in Traffic Areas: Provide Christy No. G5 traffic valve box, Brooks, or equal, 10-3/8 inches inside diameter with extensions to suit conditions, with cast iron or steel locking cover. Provide Owner with set of special wrenches or tools as required for operation of valves.

C. Valve Boxes in Non-Traffic Areas: Provide Christy No. F22, Brooks, or equal, 8 inches inside diameter by 30 inches long, with cast iron or steel locking cover. Provide Owner with set of special wrenches or tools as required for operation of valves. Cut bottom of plastic body for operation of valves.

D. Valve Box (Rectangular Vault Type): Precast concrete or cast iron with cast iron or steel locking type covers lettered to suit service – Brooks No. 3-TL, Christy No. B3, Fraser No. 3, Alhambra A-3004 or A-3005, Alhambra E-2202, or E-2702, or equal, with extension to suit conditions.

2.4 ACCESS DOORS

A. Where floors, walls, or ceilings must be penetrated for access to mechanical equipment, provide access doors, 14 inch by 14 inch minimum size in usable opening. Where entrance of a serviceman may be required, provide 20 inch by 30 inch minimum usable opening. Locate access doors/panels for non-obstructed and easy reach.

1. All access doors less than 7'-0" above floors and exposed to public access shall have keyed locks.

B. Access doors shall match those supplied in Division 08 in all respects, except as noted herein.

C. Provide stainless steel access doors for use in toilet rooms, shower rooms, kitchens and other damp areas. Provide steel access doors with prime coat of baked-on paint for all other areas.

D. Do not locate access doors in highly visible public areas such as lobbies, waiting areas, and primary entrance areas. Coordinate with the Architect when access is required in these areas.

E. Where specific information or details relating to access panels different from the above is shown or given on the Drawings or other Divisions of work, then that information shall supersede this specification.

F. Manufacturers: Subject to compliance with requirements, available manufacturers offering products which may be incorporated into the Work include Milcor, Karp, Nystrom, or Cesco, equal to the following:

1. Milcor

a. Style K (plaster).
b. Style DW (gypsum board).

c. Style M (Masonry).
d. Style "Fire Rated" where required.

2.5 THERMAL AND SEISMIC EXPANSION LOOPS

A. Manufactured assembly consisting of inlet and outlet elbow fittings, two sections of flexible metal hose and braid, and 180-degree return bend. Return bend section shall have support lug and plugged FPT drain. Flexible hose shall consist of corrugated metal inner hose and braided metal outer sheath. Assemblies shall be constructed from materials compatible with the fluid or gas being conveyed and shall be suitable for the system operating pressure and temperature. Provide assembly selected for 4 inches of movement.

B. Provide CSA certified expansion loops for use in natural or propane gas piping systems.

C. Basis-of-Design Product: Subject to compliance with requirements, provide Metraflex Inc., Metraloop series, or comparable product by one of the following, or equal:

1. Flexicraft Industries.

2.6 PIPE IDENTIFICATION

A. Identify each piping system and indicate the direction of flow by means of Seton, Inc., Marking Services Inc., Reef Industries, Inc., or equal, pre-tensioned, coiled semi-rigid plastic pipe labels formed to circumference of pipe, requiring no fasteners or adhesive for attachment to pipe.

B. The legends and flow arrows shall conform to ASME A13.1.

2.7 INSULATION WORK

A. General:

1. For insulating domestic hot water pumps, refer to Section 225000, Plumbing Equipment,
2. Insulation products, including insulation, insulation facings, jackets, adhesives, sealants and coatings shall not contain polybrominated diphenyl ethers (PBDEs) in penta, octa, or deca formulations in amounts greater than 0.1 percent (by mass).
3. Adhesives and sealants shall comply with testing and product requirements of South Coast Air Quality Management District, Rule 1168.
4. The term "piping" used herein includes pipe, valves, strainers and fittings.
5. Apply insulating cement to fittings, valves and strainers and trowel smooth to the thickness of adjacent covering. Cover with jacket to match piping. Extend covering on valves up to the bonnet. Leave strainer cleanout plugs accessible.
6. Provide pre-formed PVC valve and fitting covers.
7. Provide Calcium Silicate rigid insulation and sheet metal sleeve, 18 inch minimum length at each pipe hanger. Seal ends of insulation to make vapor tight with jacket.
8. Test insulation, jackets and lap-seal adhesives as a composite product and confirm flame spread of not more than 25 and a smoke developed rating of not more than 50 when tested in accordance with UL723 or ASTM E84.

9. Clean thoroughly, test and have approved, all piping and equipment before installing insulation and/or covering.
10. Repair all damage to existing pipe and equipment insulation whether or not caused during the work of this contract, to match existing adjacent insulation for thickness and finish, but conforming to flame spread and smoke ratings specified above.

B. Insulation of Piping:

1. Insulate domestic hot and tempered water with minimum 3-1/2 pounds per cubic foot density fiberglass with ASJ-SSL jacket. Insulation thickness shall be the following:

   a. Pipe 3/4 inches and smaller: 1 inch thick.
   b. Pipe 1 inch through 1-1/2 inches: 1-1/2 inches thick.
   c. Pipe 2 inches and larger: 2 inches thick.

2. Insulate domestic hot water piping under slab on grade with Owens Corning Foamglas, preformed pipe insulation, or equal. Inorganic, incombustible, foamed or cellulated glass with annealed, rigid, hermetically sealed cells. Cover pipe and fittings with insulation manufacturer’s recommended jacketing. Insulation thickness shall be the following:

   a. Pipe 3/4 inches and smaller: 2 inches thick.
   b. Pipe 1 inch and larger: 3 inches thick.

3. Insulate domestic cold water piping located within building, outside of insulation envelope in outside walls, vented attic spaces, and unheated spaces, including equipment rooms and below raised floor with 1 inch thick molded fiberglass, minimum 3-1/2 pound per cubic foot density, with ASJ-SSL jacket.
4. Insulate domestic cold water piping located outside building exposed to weather with minimum 3-1/2 pounds per cubic foot density fiberglass with ASJ-SSL jacket. Insulation thickness for all pipe sizes: 2 inches.
5. Insulate roof drain and overflow drain bodies, horizontal sections of rainwater leader piping and overflow piping, and condensate drains within the building envelope with 1 inch thick fiberglass, minimum 3-1/2 pound per cubic foot density, with ASJ-SSL jacket.
6.
7. Exposed insulated piping within the building shall have a Zeston 2000 25/50, Proto Lo-Smoke, or equal, PVC jacket and fitting cover installed over the insulation, applied per manufacturer's instructions. Insulation shall be vapor tight before applying PVC jacket and fitting covers. Verify suitability with manufacturer of insulation. Insulation with pre-applied polymer jacket may be substituted at Contractor’s option.
8. Where insulated piping is exposed to the weather apply aluminum jacket secured with 1/2 inch stainless-steel bands on 12 inch centers. Insulation shall be vapor tight before applying metal jacket, and aluminum fitting covers. Install jacketing 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. Cover fittings with glass cloth, two coats of Foster Sealfas 30-36, and factory-fabricated aluminum fitting covers, of same material, finish, and thickness as jacket. Insulation shall be vapor tight before applying metal jacket and fitting covers.

a. Fitting covers:

1) Preformed 2-piece or gore, 45- and 90-degree, short- and long-radius elbows.
2) Tee covers.
3) Flange and union covers.
4) End caps.
5) Beveled collars.
6) Valve covers.
7) Field fabricate fitting covers only if factory-fabricated fitting covers are not available.

b. Jacket thickness:

1) Pipes 10 inches diameter and smaller: Minimum .016 inch thick jacket with smooth finish.
2) Pipes 12 inches diameter and larger: Minimum .020 inch thick jacket with smooth finish.

PART 3 - EXECUTION

3.1 EXISTING MATERIALS

A. Remove existing equipment, piping, wiring, construction, etc., which interferes with Work of this Contract. Promptly return to service upon completion of work in the area. Replace items damaged by Contractor with new material to match existing.

B. Removed materials which will not be re-installed and which are not claimed by Owner shall become property of Contractor and shall be removed from Project site. Consult Owner before removing any material from Project site. Carefully remove materials claimed by Owner to prevent damage and deliver to Owner-designated storage location.

C. Existing piping and wiring not reused and are concealed in building construction may be abandoned in place and all ends shall be capped or plugged. Remove unused piping and wiring exposed in Equipment Rooms or occupied spaces. Material shall be removed from Project premises. Disconnect power, water, gas, pump or any other active energy source from piping or electrical service prior to abandoning in place.

D. Existing piping, ductwork, and equipment modified or altered as part of this Work shall comply with the most recent applicable code requirements.

3.2 FRAMING, CUTTING AND PATCHING

A. Special framing, recesses, chases and backing for Work of this Section, unless otherwise specified, are covered under other Specification Sections.

B. Contractor is responsible for placement of pipe sleeves, hangers, inserts, supports, and location of openings for the Work.

C. Cutting, patching, and repairing of existing construction to permit installation of equipment, and materials is the responsibility of Contractor. Repair or replace damage to existing work with skilled mechanics for each trade.

D. Cut existing concrete construction with a concrete saw. Do not utilize pneumatic devices.

E. Core openings through existing construction for passage of new piping and conduits. Cut holes of minimum diameter to suit size of pipe and associated insulation installed. Coordinate with building structure, and obtain Structural Engineer's approval prior to coring through existing construction.

3.3 PLUMBING DEMOLITION

A. Refer to Division 01 Sections “Cutting and Patching” and “Selective Demolition” for general demolition requirements and procedures.

B. Disconnect, dismantle and remove mechanical systems, equipment, and components indicated to be removed. Coordinate with all other trades.

1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
2. Piping to Be Abandoned in Place: Drain piping and cap or plug piping to remain with same or compatible piping material. Refrigerant system must be evacuated per EPA requirements.
3. Equipment to Be Removed: Drain down and cap remaining services and remove equipment.
4. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
5. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.

C. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality.

3.4 ELECTRICAL REQUIREMENTS

A. Provide adequate working space around electrical equipment in compliance with the California Electrical Code. Coordinate the Mechanical Work with the Electrical Work to comply.

B. Furnish necessary control diagrams and instructions for the controls. Before permitting operation of any equipment which is furnished, installed, or modified under this Section, review all associated electrical work, including overload protection devices, and assume complete responsibility for the correctness of the electrical connections and protective devices. Motors and control equipment shall conform to the Standards of the National Electrical Manufacturers' Association. All equipment and connections exposed to the

weather shall be NEMA IIIR with factory-wired strip heaters in each starter enclosure and temperature control panel where required to inhibit condensation.

C. All line voltage and low voltage wiring and conduit associated with the Temperature Control System are included in this Section. Wiring and conduit shall comply with Division 26.

3.5 PIPING SYSTEM REQUIREMENTS

A. Drawing plans, schematic and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on coordination drawings.

3.6 PRIMING AND PAINTING

A. Perform priming and painting on the equipment and materials as specified herein.

B. See Division 09 Painting Section(s) for detailed requirements.

C. Priming and Painting:

1. Exposed ferrous metals, including piping, which are not galvanized or factory-finished shall be primed and painted.

    a. Black Steel Piping:

        1) Primer: One coat gray Sherwin-Williams Pro Industrial Pro-Cryl Universal Primer, comparable products by Rust-Oleum, Kelly Moore, or equal.
        2) Topcoat: Two coats gray Sherwin-Williams Pro Industrial Waterbased Alkyd Urethane Enamel, comparable products by Rust-Oleum, Kelly Moore, or equal.

2. Metal surfaces of items to be jacketed or insulated except piping shall be given two coats of primer unless furnished with equivalent factory finish. Items to be primed shall be properly cleaned by effective means free of rust, dirt, scale, grease and other deleterious matter and then primed with the best available grade of zinc rich primer. After erection or installation, all primed surfaces shall be properly cleaned of any foreign or deleterious matter that might impair proper bonding of subsequent paint coatings. Any abrasion or other damage to the shop or field prime coat shall be properly repaired and touched up with the same material used for the original priming.
3. Where equipment is provided with nameplate data, the nameplate shall be masked off prior to painting. When painting is completed, remove masking material.

3.7 EXCAVATING

A. Perform all excavating required for work of this Section. Provide the services of a pipe/cable locating service prior to excavating activities to determine location of existing utilities.

B. Unless shown otherwise, provide a minimum of 2'-6" cover above top of pipe to finished grade for all service piping, unless otherwise noted. Trim trench bottom by hand or provide a 4 inch deep minimum bed of sand to provide a uniform grade and firm support throughout entire length of pipe. For all PVC pipe and for PE gas pipe, bed the pipe in 4 inch sand bed. Pipe bedding materials should be clean crushed rock, gravel or sand of which 100 percent will pass a 1 inch sieve. For pipes that are larger than 10 inches in diameter, at least 95 percent should pass a 3/4 inch sieve, and for pipes 10 inches in diameter or smaller, 100 percent should pass a 1/2 inch sieve. All other materials should have a minimum sand equivalent of 50. Only a small proportion of the native soils will meet these requirements without extensive processing; therefore, importation of pipe bedding materials should be anticipated. Pipe bedding materials shall be compacted in lifts not exceeding 6 inches in compacted thickness. Each lift shall be compacted to not less than 90 percent relative compaction at or above the optimum moisture content, in accordance with ASTM Specification D2940, except that bedding materials graded such that 100 percent of the material will pass a No. 200 sieve shall be compacted in 6 inch lifts using a single pass of a flat-plate, vibratory compactor or vibratory drum. Pipe bedding materials should extend at least to the spring line.

C. Maintain all warning signs, barricades, flares, and red lanterns as required.

D. For all trenches 5 feet or more in depth, submit copy of permit detailed drawings showing shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trenches. Obtain a permit from the Division of Industrial Safety prior to beginning excavations. A copy of the permit shall be available at the site at all times.

3.8 BACKFILLING

A. Backfill shall comply with applicable provisions of Division 31 of these Specifications.

B. Except under existing or proposed paved areas, walks, roads, or similar surfaces, backfill for other types of pipe shall be made using suitable excavated material or other approved material. Place backfill in 8 inch layers, measured before compaction, and compact with impact hammer to at least 90 percent relative compaction per ASTM D2940.

1. Backfill plastic pipe and insulated pipe with sand for a minimum distance of 12 inches above the top of the pipe. Compact using mechanical tamping equipment.

C. Entire backfill for excavations under existing or proposed pavements, walks, roads, or similar surfaces, under new slabs on grade, shall be made with clean sand compacted with mechanical tamping equipment vibrator to at least 90 percent relative compaction per ASTM D2940. Remove excess earth. Increase the minimum compaction within the uppermost two feet of backfill to 95 percent.

D. Replace or repair to its original condition all sod, concrete, asphalt paving, or other materials disturbed by the trenching operation. Repair within the guarantee period as required.

3.9 PIPING SYSTEMS INSTALLATION

A. At time of final connection, and prior to opening valve to allow pressurization of water and gas piping from existing systems, on site or off site, perform a pressure test to indicate static pressure of existing systems. If pressure on water piping is greater than 80 psi, or gas pressure is not as indicated on Contract Documents, inform Architect immediately. Do not allow piping systems to be pressurized without written consent of the Architect.

B. General:

1. All piping shall be concealed unless shown or otherwise directed. Allow sufficient space for ceiling panel removal.
2. Installation of piping shall be made with appropriate fittings. Bending of piping will not be accepted.
3. Install piping to permit application of insulation and to allow valve servicing.
4. Where piping or conduit is left exposed within a room, the same shall be run true to plumb, horizontal, or intended planes. Where possible, uniform margins are to be maintained between parallel lines and/or adjacent wall, floor, or ceiling surfaces.
5. Horizontal runs of pipes and/or electrical conduit suspended from ceilings shall provide for a maximum headroom clearance. The clearance shall not be less than 6'-6" without written approval from the Architect.
6. Close ends of pipe immediately after installation. Leave closure in place until removal is necessary for completion of installation.
7. Each piping system shall be thoroughly flushed and proved clean before connection to equipment.
8. Install exposed polished or enameled connections with special care showing no tool marks or threads at fittings.
9. Install horizontal valves with valve stem above horizontal.
10. Use reducing fittings; bushings shall not be allowed. Use eccentric reducing fittings wherever necessary to provide free drainage of lines and passage of air.
11. Verify final equipment locations for roughing-in.
12. Service Markers: Mark the location of each plugged or capped pipe with a 4 inch round by 30 inch long concrete marker, set flush with finish grade. Provide 2-1/2 inch diameter engraved brass plate as part of monument marker.
13. Furnish and install anchors or thrust blocks on PVC water lines in the ground, at all changes in direction of piping, and at all connections or branches from mains 1-1/2 inch and larger. Form anchors or thrust blocks by pouring concrete between pipe and trench wall. Thrust blocks shall be of adequate size and so placed as to take thrusts created by maximum internal water pressure. Sizing and placement shall be per manufacturer's recommendations, CPC, and IAPMO installation standards. Anchor piping to building construction.
14. Sanitary Sewer and Storm Drain: Grade piping inside building uniformly 1/4 inch per foot if possible but not less than 1/8 inch per foot. Run piping as straight as possible. Make piping connections between building piping and outside service pipe with cast iron reducers or increasers. Slope sewers uniformly between given elevations where invert elevations are shown.
15. Where piping is installed in walls within one inch of the face of stud, provide a 16 gauge sheet metal shield plate on the face of the stud. The shield plate shall extend a minimum of 1-1/2 inches beyond the outside diameter of the pipe.

C. Expansion Loops:

1. Install expansion loops where piping crosses building expansion or seismic joints, between buildings, between buildings and canopies, and as indicated on Drawings.
2. Install expansion loops of sizes matching sizes of connected piping.
3. Install grooved-joint expansion joints to grooved-end steel piping.
4. Materials of construction and end fitting type shall be consistent with pipe material and type of gas or liquid conveyed by the piping system in which expansion loop is installed.

D. Sleeves:

1. Install Adjus-to-Crete, Pipeline Seal and Insulator, or equal, pipe sleeves of sufficient size to allow for free motion of pipe, 24 gauge galvanized steel. The space between pipe and sleeves through floor slabs on ground, through outside walls above or below grade, through roof, and other locations as directed shall be caulked with oakum and mastic and made watertight. The space between pipe and sleeve and between sleeve and slab or wall shall be sealed watertight.
2. At Contractor's option, Link-Seal, Metraflex Metraseal, or equal, casing seals may be used in lieu of caulking. Wrap pipes through slabs on grade with 1 inch thick fiberglass insulation to completely isolate the pipe from the concrete.

E. Floor, Wall, and Ceiling Plates:

1. Fit all pipes with or without insulation passing through walls, floors, or ceilings, and all hanger rods penetrating finished ceilings with chrome-plated or stainless escutcheon plates.

F. Firestopping:

1. Pack the annular space between the pipe sleeves and the pipe through all floors and walls with UL listed fire stop, and sealed at the ends. All pipe penetrations shall be UL listed, Hilti, 3M Pro-Set, or equal.

    a. Install fire caulking behind mechanical services installed within fire rated walls, to maintain continuous rating of wall construction.

2. Provide SpecSeal Systems UL fire rated sleeve/coupling penetrators for each pipe penetration or fixture opening passing through floors, walls, partitions or floor/ceiling assemblies. All Penetrators shall comply with UL Fire Resistance Directory (Latest Edition), and in accordance with Chapter 7, CBC requirements.
3. Sleeve penetrators shall have a built in anchor ring for waterproofing and anchoring into concrete pours or use the special fit cored hole penetrator for cored holes.
4. Copper and steel piping shall have SpecSeal plugs on both sides of the penetrator to reduce noise and to provide waterproofing.
5. All above Systems to be installed in strict accordance with manufacturer's instructions.
6. Alternate firestopping systems are acceptable if approved equal. However, any deviation from the above specification requires the Contractor to be responsible for determining the suitability of the proposed products and their intended use, and the Contractor shall assume all risks and liabilities whatsoever in connection therewith.

G. Flashing:

1. Flashing for penetrations of metal or membrane roof for mechanical items such as flues and pipes shall be coordinated with the roofing manufacturer and roofing installer for the specific roofing type. The work of this section shall include furnishing, layout, sizing, and coordination of penetrations required for the mechanical work.

    a. Furnish and install flashing and counterflashing in strict conformance with the requirements of the roofing manufacturer. Submit shop drawing details for review prior to installation.
    b. Furnish and install counterflashing above each flashing required. Provide Stoneman, or equal, vandalproof top and flashing combination. Provide vandalproof top for each plumbing vent through roof. Elmdor/Stoneman Model 1540, 1550, 1570, or equal.

2. For all other types of roofing system, furnish and install around each pipe, where it passes through roof, a flashing and counterflashing. All flashing shall be made of four pound seamless sheet lead with 6 inch minimum skirt and steel reinforced boot. Counterflashing shall be cast iron. For vents, provide vandalproof top and flashing combination. Elmdor/Stoneman Model 1100-4, 1100-5, 1100-7, or equal.

H. Hangers and Supports:

1. General: Support equipment and piping so that it is firmly held in place by approved iron hangers and supports and special hangers. Hanger and support components shall support weight of equipment and pipe, fluid, and pipe insulation based on spacing between supports with minimum factor of safety of five based on ultimate strength of material used. Do not exceed manufacturer's load rating. Pipe attachments or hangers, of same size as pipe or tubing on which used, or nearest available. Rigidly fasten hose faucets, fixture stops, compressed air outlets, and similar items to the building construction. The Architect shall approve hanger material before installation. Do not support piping with plumbers' tape, wire rope, wood, or other makeshift devices. Where building structural members do not match piping support spacing, provide “bridging” support members firmly attached to building structural members in a fashion approved by the structural engineer.

    a. Materials, design, and type numbers per Manufacturers' Standardization Society (MSS), Standard Practice (SP)-58.

        1) Provide copper-plated or felt-lined hangers for use on copper tubing.

2. Hanger components shall be provided by one manufacturer: B-Line, Grinnell, Unistrut, Badger, or equal.
3. Riser clamps: B-line model B3373, or equal.
4. Pipe Hanger and Support Placement and Spacing:

    a. Vertical piping support spacing: Provide riser clamps for piping, above each floor, in contact with the floor. Provide support at joints, branches, and

horizontal offsets. Provide additional support for vertical piping, spaced at or within the following maximum limits:

Pipe Diameter	Steel Threaded or Welded (Note 3)	Steel Gas	Copper Brazed or Soldered (Note 3)	CPVC & PVC (Note 2)
1/2 - 1”	12 ft.	6 ft.	Each Floor, Not to Exceed 10 ft.	Base and Each Floor (Note 1)
1-1/4 - 2”	12 ft.	Each Floor, Not to Exceed 10 ft.	Each Floor, Not to Exceed 10 ft..	Base and Each Floor (Note 1)
2-1/2 - 3”	12 ft.	Each Floor, Not to Exceed 10 ft.	Each Floor, Not to Exceed 10 ft.	Base and Each Floor (Note 1)
Over 4”	12 ft.	Each Floor, Not to Exceed 10 ft.	Each Floor, Not to Exceed 10 ft.	Base and Each Floor (Note 1)

1) Note 1: Provide mid-story guides.
2) Note 2: For PVC piping, provide for expansion every 30 feet per IAPMO installation standard. For CPVC piping, provide for expansion per IAPMO installation standard.
3) Note 3: Spacing of hangers and supports for piping assembled with mechanical joints shall be in accordance with standards acceptable to authorities having jurisdiction.

b. Vertical cast iron piping support spacing: Base and each floor not to exceed 15 feet.

c. Horizontal piping, hanger and support spacing: Locate hangers and supports at each change of direction, within one foot of elbow, and spaced at or within following maximum limits:

Pipe Diameter	Steel Threaded or Welded (Note 2)	Steel Gas	Copper Brazed or Soldered (Notes 2, 3)	CPVC & PVC (Note 1)
1/2 - 1"	6 ft.	6 ft.	5 ft.	3 ft.
1-1/4 - 2"	7 ft.	10 ft.	6 ft.	4 ft.

2-1/2 - 3"	10 ft.	10 ft.	10 ft.	4 ft.
Over 4"	10 ft.	10 ft.	10 ft.	4 ft.

1) Note 1: For PVC piping, provide for expansion every 30 feet per IAPMO installation standard. For CPVC piping, provide for expansion per IAPMO installation standard.
2) Note 2: Spacing of hangers and supports for piping assembled with mechanical joints shall be in accordance with standards acceptable to authorities having jurisdiction.
3) Note 3: Includes all refrigerant piping, including vapor and hot gas pipes.

d. Horizontal cast iron piping support spacing:

1) Support piping at every other joint for piping length of less than 4 feet.
2) For piping longer than 4 feet, provide support on each side of the coupling, within 18 inches of each joint.
3) Hanger shall not be installed on the coupling.
4) Provide support at each horizontal branch connection.
5) Provide sway brace at 40 foot maximum spacing for suspended pipe with no-hub joints, except where a lesser spacing is required by the seismic design criteria used in delegated design for seismic systems. Refer to Article, Submittals.
6) Provide a brace on each side of a change in direction of 90 degrees or more.

5. Suspended Piping:

a. Individually suspended piping: B-Line B3690 J-Hanger or B3100 Clevis, complete with threaded rod, or equal. All hangers on supply and return piping handling heating hot water or steam shall have a swing connector at point of support.

Pipe Size	Rod Size Diameter
2" and Smaller	3/8"
2-1/2" to 3-1/2"	1/2"
4" to 5"	5/8"
6"	3/4"

b. Trapeze Suspension: B-Line 1-5/8 inch width channel in accordance with manufacturer's published load ratings. No deflection to exceed 1/180 of a span.
c. Trapeze Supporting Rods: Shall have a safety factor of five; securely anchor to building structure.

d. Pipe Clamps and Straps: B-Line B2000, B2400; isolate copper pipe with two thicknesses of 2 inches wide 10-mil polyvinyl tape. Where used for seismic support systems, provide B-Line B2400 series pipe straps.

6. Support to Structure:

a. Wood Structure: Provide and install wood blocking as required to suit structure. Provide lag screws or through bolts with length to suit requirements, and with size (diameter) to match the size of hanger rods required.

1) Do not install Lag screws in tension without written review and acceptance by Structural Engineer.

Side Beam Angle Clip	B-Line B3062---MSS Type 34
Side Beam Angle Clip	B-Line B3060
Ceiling Flange	B-Line B3199

2) Blocking for support of piping shall be not less than 2 inch thick for piping up to 2 inch size. Provide 3 inch blocking for piping up through 5 inch size, and 4 inch blocking for larger piping. Provide support for blocking in accordance with Structural Engineers requirements.
3) Where lag screws are used, length of screw shall be 1/2 inch less than the wood blocking. Pre-drill starter holes for each lag screw.

7. Rubber Neoprene Pipe Isolators:

a. Pipe isolators shall comprise an internal rubber or neoprene material that isolates pipe from hanger and structure. Install at all piping located in acoustical walls. Refer to Architectural Drawings for location of acoustical walls.
b. Isolation material shall be either a rubber or neoprene material that prevents contact between the pipe and the structure. The rubber shall have between a 45 to 55 durometer rating and a minimum thickness of 1/2 inch.
c. Acceptable Suppliers:

1) Vertical runs: Acousto-Plumb or equal.
2) Horizontal runs: B-Line, Vibraclamp; Acousto-Plumb or equal.

8. Provide support for piping through roof, arranged to anchor piping solidly in place at the roof penetration.
9. Provide rigid insulation and a 12 inch long, 18 gauge galvanized sheet iron shield between the covering and the hanger whenever hangers are installed on the outside of the pipe covering.
10. Insulate copper tubing from ferrous materials and hangers with two thicknesses of 3 inch wide, 10 mil polyvinyl tape wrapped around pipe.
11. Provide a support or hanger close to each change of direction of pipe either horizontal or vertical and as near as possible to concentrated loads.

12. Suspend rods from concrete inserts with removable nuts where suspended from concrete decks. Power actuated inserts will not be allowed.

3.10 UNION AND FLANGE INSTALLATION

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, vent, or rainwater piping. Bushings or couplings shall not be used. Dielectric unions installed in potable water systems shall conform to the lead-free requirements of the California Health and Safety Code Section 116875.

B. Install unions in piping NPS 2” and smaller, and flanges in piping NPS 2-1/2” and larger whether shown or not at each connection to all equipment and tanks, and at all connections to all automatic valves, such as temperature control valves. Unions installed in potable water systems shall conform to the lead-free requirements of the California Health and Safety Code Section 116875.

C. Locate the unions for easy removal of the equipment, tank, or valve.

3.11 ACCESS DOOR INSTALLATION

A. Furnish and install access doors wherever required whether shown or not for easy maintenance of mechanical systems; for example, at concealed valves, strainers, traps, cleanouts, dampers, motors, controls, operating equipment, etc. Access doors shall provide for complete removal and replacement of equipment.

3.12 PIPE PROTECTION

A. Wrap bare galvanized and black steel pipe buried in the ground and to 6" above grade, including piping in conduit, with one of the following, or equal:

1. Polyethylene Coating: Pressure sensitive polyethylene coating, "X-Tru-Coat" as manufactured by Pipe Line Service Corporation or "Green Line" wrap as manufactured by Roystron Products, or equal.

a. Field Joints and Fittings: Protecto Wrap #1170 tape as manufactured by Pipe Line Service Corporation, or Primer #200 tape by Roystron Products, or equal. Installation shall be as per manufacturer's recommendation and instructions.

2. Tape Wrap: Pressure-sensitive polyvinyl chloride tape, "Transtex #V-l0 or V-20", "Scotchwrap 50", Slipknot l00, PASCO Specialty & Mfg., Inc., or equal, with continuous identification. Tape shall be a minimum of 20 mils thick for fittings and irregular surfaces, two wraps, 50 percent overlap, 40 mils total thickness. Tape shall be laminated with a suitable adhesive; widths as recommended by the manufacturer for the pipe size. Wrap straight lengths of piping with an approved wrapping machine.

B. Field Joints: Valves and Fittings: double wrap polyvinyl chloride tape as above. Provide at least two thicknesses of tape over the joint and extend a minimum of 4 inches over adjacent pipe covering. Build up with primer to match adjacent covering thickness. Width of tape of

fittings shall not exceed 3 inches. Tape shall adhere tightly to all surfaces of the fittings without air pockets.

C. Testing: Test completed wrap of piping, including all epoxy painted piping with Tinker and Rasor Co. test machine (San Gabriel, CA - 818-287-5259), Pipeline Inspection Company (Houston, TX - 713-681-5837), or equal.

D. Cleaning: Clean all piping thoroughly before wrapping.

1. Inspection: Damaged or defective wraps shall be repaired as directed. No wrapped pipe shall be covered until approved by Architect.

E. Sleeve copper piping/tubing installed below slab with “Polywrap-C” polyethylene sleeve, as manufactured by Northtown Pipe Protection Products, or equal. Sleeve shall be a minimum of 6 mils thick, colored blue for domestic water piping and orange for other piping. Install sleeve per manufacturer’s recommendations and instructions.

F. Sleeve copper piping/tubing installed outside building below grade with “Polywrap-C” polyethylene sleeve, as manufactured by Northtown Pipe Protection Products, or equal. Sleeve shall be a minimum of 6 mils thick, colored blue for domestic water piping. Install sleeve per manufacturer’s recommendations and instructions.

G. Sleeve cast iron and ductile iron pipe below grade and below slab with “Polywrap” polyethylene sleeve, as manufactured by Northtown Pipe Protection Products, or equal. Sleeve shall be a minimum of 8 mils thick, colored natural. Install sleeve per manufacturer’s recommendations and instructions.

H. Covering: No rocks or sharp edges shall be backfilled against the wrap or sleeve. When backfilling with other than sand, protect wrap with an outer wrapping of Kraft paper; leave in place during backfill.

3.13 PIPE IDENTIFICATION

A. Provide temporary identification of each pipe installed, at the time of installation. Temporary identification shall be removed and replaced with permanent identification as part of the work.

B. Apply the legend and flow arrow at all valve locations; at all points where the piping enters or leaves a wall, partition, cluster of piping or similar obstruction, at each change of direction and at approximately 20'-0" intervals on pipe runs. Variations or changes in locations and spacing may be made with the approval of the Architect. There shall be at least one marking in each room. Markings shall be located for maximum visibility from expected personnel approach.

C. Wherever two or more pipes run parallel, the markings shall be supplied in the same relative location on each.

D. Apply markings after painting and cleaning of piping and insulation is completed.

3.14 EXPANSION ANCHORS IN HARDENED CONCRETE

A. Refer to Structural Drawings.

3.15 PIPING SYSTEM PRESSURE TESTING

A. General:

1. Perform operational tests under simulated or actual service conditions, including one test of complete plumbing installation with fixtures and other appliances connected.
2. Repair leaks and defects with new materials, and retest piping or portion thereof until satisfactory results are obtained.

B. Piping Systems: Test piping systems in accordance with the following requirements and applicable codes:

1. Authority having jurisdiction shall witness tests of piping systems.
2. Notify Architect at least seven days in advance of testing.
3. All piping shall be tested at completion of roughing-in, or at other times as directed by Architect.
4. Furnish necessary materials, test pumps, gases, instruments and labor required for testing.
5. Isolate from system equipment that may be damaged by test pressure.
6. Make connections to existing systems with flanged connection. During testing of new work, provide a slip-in plate to restrict test pressure to new systems. Remove plate and make final connection to existing system at completion of testing.

    a. Authority having jurisdiction shall witness final connection to system.

C. Test Schedule: No loss in pressure or visible leaks shall show after four hours at the pressures indicated.

D. Testing of Sanitary Sewer, Drain, Vent, and Storm Drain may be done in segments in order to limit pressure to within manufacturer's recommendations. Test to 10 feet above highest point in the system.

System Tested	Test Pressure PSI	Test With
Sanitary Sewer, Drain, Vent	10 Ft. Hd.	Water
Storm Drain, Condensate Drains	10 Ft. Hd.	Water
Domestic Water	125	Water
Natural Gas (PE)	60	Air & Non-corrosive Leak Test Fluid
Natural Gas (Steel)	100	Air & Non-corrosive Leak Test Fluid

Compressed Air	200 lb.	Air & Non-corrosive Leak Test Fluid
Deionized Water	50	Water

1. Flush deionized water lines with deionized water after test and approval.
2. Non-corrosive leak test fluid shall be suitable for use with piping material specified, and with the type of gas conveyed by the piping system.

3.16 OPERATION OF SYSTEMS

A. Do not operate any plumbing equipment for any purpose, temporary or permanent, until all of the following has been completed:

1. Complete all requirements listed under “Check, Test and Start Requirements.”
2. Piping has been properly cleaned. Piping systems shall be flushed and treated prior to operation.
3. Filters, strainers etc. are in place.
4. Bearings have been lubricated, and alignment of rotating equipment has been checked.
5. Equipment has been run under observation, and is operating in a satisfactory manner.

B. Provide test and balance agency with one set of Contract Drawings, Specifications, Addenda, Change orders issued, applicable shop drawings and submittals and temperature control drawings.

3.17 CERTIFICATES OF INSTALLATION

A. Contractor shall complete applicable “Certificates of Installation” forms contained in the California Building Energy Efficiency Standards and submit to the authorities having jurisdiction for approval and issuance of final occupancy permit, as described in the California Energy Code.

3.18 DEMONSTRATION AND TRAINING

A. An authorized representative of the equipment manufacturer shall train Owner-designated personnel in maintenance and adjustment of equipment. The representative may be an employee of the equipment manufacturer, or a manufacturer-certified contractor. Submit written certification from the manufacturer stating that the representative is qualified to perform the Owner training for the equipment installed.

1. As part of the submittal process, provide a training agenda outlining major topics and time allowed for each topic.
2. Some items of specified equipment require that training must be performed by the manufacturer, using manufacturer’s employees. See specific equipment Articles in these Specifications for this requirement.
3. Contractor shall provide three copies of certification by Contractor that training has been completed, signed by Owner’s representative, for inclusion in Operation and Maintenance Manual. Certificates shall include:

a. Listing of Owner-designated personnel completing training, by name and title.
b. Name and title of training instructor.
c. Date(s) of training.
d. List of topics covered in training sessions.

4. Refer to specific equipment Articles for minimum training period duration for each piece of equipment.

END OF SECTION 22 00 50

SECTION 22 10 00 - PLUMBING PIPING SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Pipe and fittings.
2. Valves.
3. Domestic water piping specialties.
4. Gas piping specialties.
5. Drain and waste piping specialties.

1.2 RELATED REQUIREMENTS

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

B. Section 22 00 50 Basic Plumbing Materials and Methods.

1.3 ACTION SUBMITTALS

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Product Data: Submit manufacturer's technical product data and installation instructions for plumbing piping systems materials and products.

1.4 INFORMATIONAL SUBMITTALS

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Provide welding certificate for all gas pipe welders.

C. Gas Pipe Installer Qualifications: Provide evidence of current qualifications for individuals performing work requiring qualifications.

1.5 CLOSEOUT SUBMITTALS

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Maintenance Data: Submit maintenance data and parts lists for plumbing piping systems materials and products. Include this data in Operation and Maintenance Manual.

1.6 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish to Owner, with receipt, one valve key for each key operated hydrant, bibb, or faucet installed.

1.7 QUALITY ASSURANCE

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Gas Pipe Installer Qualifications: Individuals performing tasks requiring qualifications under Federal and State regulations shall be qualified by the gas utility supplying Project site. The qualifications shall be current at the time of performing the Work.

C. NFPA/ANSI Compliance: Fabricate and install natural gas systems in accordance with latest edition of NFPA 54/ANSI Z223.1 "National Fuel Gas Code."

D. Pipe Welding: Qualify procedures and operators according to ASME Boiler and Pressure Vessel Code.

E. Fabricate and install natural gas systems in accordance with California Plumbing Code.

F. Utility Compliance: Fabricate and install natural gas systems in accordance with local gas utility company requirements.

PART 2 - PRODUCTS

2.1 MATERIALS AND PRODUCTS

A. Provide piping materials and factory-fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Provide materials and products complying with California Plumbing Code. Where more than one type of material or product is indicated, selection from materials or products specified is Contractor's option.

B. Potable-water piping and components shall comply with NSF 14, NSF 61, and NSF 372. Plastic piping components shall be marked with "NSF-pw."

2.2 PIPE AND FITTINGS ATTACHED TO AND BELOW BUILDINGS INCLUDING 5 FEET FROM BUILDINGS

A. Piping and fittings attached to covered walkways and corridors shall comply with the requirements of this article.

B. Drain and Waste Pipe Above Grade: Cast iron soil pipe and fittings, asphaltic coated, conforming to ASTM A888 and Cast Iron Soil Pipe Institute Standard (CISPI) 301 and so marked. Pipe and fittings shall be as manufactured by AB&I, Charlotte, Tyler Pipe, or equal. Pipe and fittings shall be the products of a single manufacturer. At Contractor’s option, vertical piping above floor from lavatories, sinks, and drinking fountains may be Schedule

40 galvanized steel pipe with black cast iron drainage fittings, or DWV weld pipe and fittings.

1. Joints above grade: No-Hub pipe conforming to ASTM A888 and CISPI 301. Couplings conforming to ASTM 1277 and CISPI 310, with stainless steel bands. Provide products by ANACO-Husky, Tyler, Ideal or equal. Provide sway brace at 20'-0" maximum spacing for suspended pipe with No-Hub joints. Provide a brace on each side of a change in direction of 90 degrees or more. Brace riser joints at each floor and at 15 foot maximum intervals (also see Specification Section 22 00 50).
    a. Joints located over critical areas including food preparation, food storage, food serving, and eating areas shall be ANACO-Husky SD 4000, Clamp-All 125, or equal, meeting the requirements of FM 1680, SD Class I and ASTM C1540.

C. Drain and Waste Pipe Below Grade: Cast iron soil pipe and fittings, asphaltic coated, conforming to ASTM A888 and CISPI 301 and so marked. Pipe and fittings shall be as manufactured by AB&I, Charlotte, Tyler Pipe, or equal. Pipe and fittings shall be the products of a single manufacturer. At Contractor's option, hub and spigot cast iron soil pipe and fittings, asphaltic coated, conforming to ASTM A-74 and so marked, may be used.

1. Joints below grade: ANACO-Husky SD 4000, Clamp-All 125, or equal couplings and No-Hub fittings, meeting the requirements of FM 1680, SD Class I and ASTM C1540.
2. Joints below grade (hub and spigot option): Neoprene gaskets conforming to ASTM C564, as manufactured by Ty-Seal, Dual-Tite, or equal.

D. Vent Pipe:

1. 3 inch and larger: Cast iron soil pipe and fittings conforming to ASTM A888 and Cast Iron Soil Pipe Institute Standard 301 and so marked. Joints in cast iron vent pipe shall be the same as specified for cast iron waste pipe above grade.
2. 2-1/2 inch and smaller: Cast iron soil pipe and fittings as specified for sizes 3 inch and larger, Schedule 40 galvanized steel pipe with black cast iron drainage fittings, or DWV copper pipe and fittings.
3. Vent pipe buried in ground and to 6 inches above ground: Cast iron soil pipe and fittings conforming to ASTM A888 and Cast Iron Soil Pipe Institute Standard 301 and so marked. Joints in cast iron vent pipe shall be the same as specified for cast iron waste pipe below ground.

E. Water Pipe (Tempered Water, Tempered Water Return, Hot Water, Hot Water Return and Cold Water): ASTM B88, Type L copper tubing, hard-temper, with wrought copper fittings. Provide full solder cup for all fittings. Capped or plugged outlets shall be Schedule 40 screwed brass. Water piping below slab: ASTM B88, Type K copper tubing, hard temper, with wrought copper fittings. At Contractor's option, pipe runs below slab having no branches may be ASTM B88, Type K annealed copper tubing without joints. See Section 22 00 50 for pipe protection requirements for below slab copper piping.

F. Gas Pipe: Schedule 40 black steel conforming to ASTM A53, with malleable iron threaded fittings above grade for piping 2 inch and smaller; welded piping below grade and for above grade piping larger than 2 inches, with Class 150 welding fittings.

1. Flexible Gas Connector for Outdoor Equipment Without External Spring Isolation:

    a. Contractor may choose one of the following:

        1) Direct gas pipe connection.
        2) Corrugated stainless steel hose with 304 stainless steel braid covering, CSA certified. Metraflex model GASCT, Unisource Manufacturing series 400, or equal. Provide with end connections compatible with equipment and piping system.

G. Condensate Drain Piping:

1. Inside buildings provide ASTM B88, Type L copper tubing and fittings. Provide Wye fittings with capped cleanout plug for tubing up to 1 inch size. Provide wrought or cast DWV fittings for sizes 1-1/4 inch and larger.
2. Outside buildings provide ASTM B88, Type L copper pipe and fittings, cast iron drain pipe and fittings or Schedule 40 galvanized steel pipe and cast iron drain or vent fittings.
3. Connect condensate drains to mechanical equipment per equipment manufacturer's recommendations; provide P-trap where required. Slope piping to drain, with 1 inch in 10 foot minimum pitch. Provide di-electric couplings or unions at connections to dissimilar materials.
4. Where condensate drain P-traps are required, install trap using Wye fitting on inlet and outlet of trap. Provide cap on top of each Wye, made removable for cleaning and inspection. Drill 1/8 inch diameter hole in cap at outlet of the trap to allow venting of the system. Minimum depth of trap should be 4 inches, or as recommended by the manufacturer in printed literature.
5. Provide cleanout tees or “Y” at each change in direction.

2.3 SITE PIPING AND FITTINGS TO 5 FEET FROM BUILDINGS

A. Buried Drain, Waste, and Vent Piping:

1. Install piping from street connection to the property line in accordance with local requirements.
2. 4 inches and larger: PVC, ASTM D3034 - SDR 35; use matching Ring Tite fittings.
3. 3 inches and smaller: Cast iron soil pipe and fittings, asphaltic coated, conforming to ASTM A888 and Cast Iron Soil Pipe Institute Standard 301 and so marked. Pipe and fittings shall be as manufactured by AB&I, Charlotte, Tyler pipe, or equal. Provide ANACO-Husky SD 4000, Clamp-All 125, or equal couplings and No-Hub fittings, meeting the requirements of FM 1680, SD Class I and ASTM C1540. Pipe and fittings shall be the product of a single manufacturer.

B. Water Service Piping:

1. Sizes 2 inches and larger (not under building): Gasket style PVC conforming to ASTM D2241-SDR21, Class 200 with gasket type fittings or ductile iron mechanical joint couplings. Gasket fittings shall be one piece injection molded PVC fittings, equal to Flo-Seal water main fittings for PVC pressure pipe, 200 psi, ASTM D-3139.

2. Sizes less than 2 inches: Type K copper tubing, hard temper, with wrought copper fittings. See Section 22 00 50 for pipe protection requirements for below grade copper piping.
3. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

    a. J.M. Eagle.
    b. P.W. Pipe.
    c. Ipex Series Pipe.

C. Water Service Piping Above Grade:

1. Sizes 3 inches and larger: Class 150 flanged ductile cast iron water pipe conforming to AWWA/ANSI C150/A21.50 and manufactured in accordance with AWWA/ANSI C151/A21.51. Fittings shall conform to AWWA/AWWA C110/A21.10, Class 250 pattern. Pipe and fittings shall have factory applied cement-mortar lining in accordance with AWWA/ANSI C104/A21.4. Flanges shall conform to ASME/ANSI B16.1.
2. Piping 2-1/2 inches and smaller: Type K copper tubing, hard temper, with brazed wrought copper fittings.

D. Gas Piping Underground: Performance Pipe, “DriscoPlex” 6500 PE 2708 (yellow), Polypipe, Inc., “Polypipe”, or equal, polyethylene gas distribution pipe, ASTM D2513, ASTM D3261, and ASTM D2683 fittings with fusion welded joints. Provide piping labeled for natural gas in accordance with CPC.

1. Electrically isolate underground ferrous gas piping from the rest of the gas system with listed or approved isolation fittings installed a minimum of six inches above grade.
2. Provide Central Plastics Corp., Perfection, or equal, anodeless, single seal riser for transition from below grade polyethylene to schedule 40 steel piping above grade. Minimum horizontal length shall be 30 inches. Minimum vertical length shall be 30 inches, or greater as required. Provide fusion connection to polyethylene pipe below grade, and screwed connection to steel pipe above grade.

E. Gas Piping Aboveground to 30 inches Belowground: Schedule 40 black steel with beveled ends for welding, with Class 150 welding fittings. Mitering to form elbows or tees will not be permitted; where branch tee connections of welded piping are required, Bonney "Weldolet" Allied Pipe Fittings, or equal fittings may be used if the branch is one-half of the diameter of the main or less.

2.4 FIRE PROTECTION PIPING

A. Refer to specification Section 21 10 00 “Fire Protection.”

2.5 PIPE JOINING MATERIALS

A. Refer to piping Articles in this Section for special joining materials not listed below.

B. Pipe-Flange Gasket Materials: Suitable for chemical and thermal conditions of piping system contents.

1. ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch (3.2-mm) maximum thickness unless thickness or specific material is indicated

a. Full-Face Type: For flat-face, Class 125, cast iron and cast bronze flanges.
b. Narrow-Face Type: For raised-face, Class 250, cast iron and steel flanges.

2. AWWA C111, rubber, flat face, 1/8-inch (3.2mm) thick, unless otherwise indicated; and full-face or ring type, unless other indicated.
3. Flange Bolts and Nuts: AWWA C111, carbon steel, unless otherwise indicated.
4. Plastic, Pipe-Flange Gasket, Bolts and Nuts: Type and material recommended by piping system manufacturer, unless otherwise indicated.

C. Solder Filler Metals: ASTM B 32, 100 percent lead free alloys. Include water-flushable flux according to ASTM B813.

D. Brazing Filler Metals: AWS A5.8, BCup-5 Series, copper-phosphorus unless otherwise indicated. Sil-Fos 15, or equal.

E. Welding Filler Metals: Comply with ASME B31.1 for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

F. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.

1. PVC solvent cement shall have VOC content of 510 g/L or less.
2. Adhesive primer shall have VOC content of 550 g/L or less.
3. Solvent cement and adhesive primer shall comply with testing and product requirements of South Coast Air Quality Management District, Rule 1168.

2.6 VALVES AND FITTINGS FOR POTABLE WATER SYSTEMS

A. General:

1. Provide valves and fittings conforming to lead-free requirements of California Health and Safety Code Section 116875.

a. Provide valves listed to NSF/ANSI 61-G or NSF/ANSI 372 for valve materials for potable-water service.

1) Exception: Main distribution gate valves above 1-1/2 inches located underground outside building are not required to conform lead-free requirements of California Health and Safety Code Section 116875.

B. Gate Valves:

1. General: Furnish valves in copper lines with adapters to suit valve/line requirements.

2. 1-1/2 inches and smaller: Minimum 200 psi CWP, bronze body, threaded bonnet, rising or non-rising stem, solid wedge, threaded or solder ends, conforming to MSS SP-80. Milwaukee UP148, UP149, Nibco T-113-LF, S-113-LF, or equal.
3. 2 inches through 3 inches: Minimum 200 psi CWP, bronze body, threaded bonnet, non-rising stem, solid wedge, threaded or solder ends, conforming to MSS SP-80. Nibco T-113-LF, S-113-LF, or equal.
4. Main distribution gate valves underground outside building above 1-1/2 inches:

    a. Underground valves 2 inches thru 12 inches: 250 psi, iron body, Non-rising stem, bolted bonnet, resilient wedge valves, conforming to AWWA C509, equipped with operating nuts, Mueller Series 2360, Nibco F-619-RW-SON, or equal.

        1) Underground valves 3 inches and smaller may be furnished with operating nuts or hand-wheels, and with Ring-Tite joint ends.
        2) Furnish and deliver to Owner one wrench of each size required for operating underground valves.

C. Ball Valves:

1. 2 inches and smaller: 600 psi CWP, cast bronze or brass body, full port, two piece, threaded ends, and reinforced PTFE seal, conforming to MSS SP-110. Nibco T-685-80-LF, Milwaukee UPBA400, Apollo 77C-LF10, Kitz 868, or equal.
2. 2-1/2 inches: Apollo 77C-LF10, or equal.

D. Calibrated Balancing Valves:

1. General: Calibrated orifice ball type rated for 400 psig maximum operating pressure and 250 degrees F. maximum operating temperature.

    a. Body: Brass.
    b. Ball: 304 Stainless Steel.
    c. Seat: Glass and Carbon filled TFE.
    d. End Connections: Threaded.
    e. Pressure Gage connections: Integral capped readout valves with internal check valves and drain port, for use with portable pressure differential meter.
    f. Handle Style: Dial, with memory stops to retain set position.

2. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

    a. 3 Inch and Smaller: Bell & Gossett model CB, “LF” series.

2.7 VALVES AND FITTINGS FOR NON-POTABLE WATER, COMPRESSED AIR, AND GAS SYSTEMS

A. Building Gas Shut-Off Valves:

1. 2 inches and smaller: Provide 175 psi SWP ball valve, CSA listed, full port, lockwing type, with AGA painted grey finish. Jomar 175-LWN, or equal.
2. Above 2 inches: Provide ReSun D-126, Key Port, or equal, lubricated plug cock, CSA listed, rectangular port, full pipe area, 125 psi SWP, flanged ends. Provide T-Handle socket wrench and adapter fittings as required for operation of valves. Provide one package of spare lubricant sticks, sizes as required for valve sizes. Lubricant shall be the product recommended by valve manufacturer for use with type of gas conveyed by the piping system.
3. Provide valves same size as upstream piping. Make any reduction in size of gas piping downstream of shutoff valves.

B. Gas Shut-off Valve Above Grade:

1. 2 inches and smaller: Provide Milwaukee BB2-100, Jomar T-100NE, or equal, ball valve, CSA listed, full port.
2. Above 2 inches: Provide ReSun D-126, Key Port, or equal, CSA listed, rectangular port, full pipe area, 125 psi SWP, flanged ends. Provide T-Handle socket wrench and adapter fittings as required for operation of valves. Provide one package of spare lubricant sticks, sizes as required for valve sizes. Lubricant shall be the product recommended by valve manufacturer for use with type of gas conveyed by the piping system.
3. Provide valves same size as upstream piping. Make any reduction in size of gas piping downstream of shutoff valves.

C. Seismic Gas Shut-Off Valves: Certified by State of California and compliant with ASCE 25. Provide standard or high pressure model as required to match site gas pressure. Provide unit arrangement per Drawings schedule and details.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   a. Little Firefighter Corporation, models NAGV, VAGV, and AGV.
   b. Seismic Safety Products, LLC, Northridge series.

2.8 DOMESTIC WATER PIPING SPECIALTIES

A. Hose Bibbs:

1. Manufacturers: Drawing schedules indicate Basis of Design products. Subject to compliance with requirements, provide product indicated on Drawings, or comparable product by one of the following, or equal:

   a. Acorn Engineering Co.
   b. Woodford Manufacturing Co.

B. Water Hammer Arrestors:

1. Provide water hammer arrestors conforming to lead-free requirements of California Health and Safety Code Section 116875, with nesting type bellows contained within a casing having sufficient displacement volume to dissipate the calculated kinetic

energy generated in the piping system. Water hammer arrestors shall be sized for type and number of fixtures served. Provide all stainless steel shell construction with stainless steel bellows and threaded connection to water system.

2. Water hammer arrestors shall be certified under P.D.I. Standard WH201 and by ASSE Standard 1010.
3. Select units in accordance with the requirements of Plumbing and Drainage Institute Standard P.D.I. WH201. Install above ceilings or behind wall access door at each plumbing fixture, or where plumbing fixtures are installed in groups, at each group of fixtures.
4. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

    a. Josam Company, series 75000.
    b. Smith (Jay R.) Mfg. Co., Hydrotrol 5005-5050.
    c. Mifab, series WHB.

C. Potable Water Pressure-Regulating Valve:

1. Provide pressure-regulating valves, single-seated, direct-operated type, bronze body, integral strainer, complying with requirements of ASSE Standard 1003, and the lead-free requirements of California Health and Safety Code Section 116875. Size for maximum flow rate and inlet and outlet pressure indicated on Drawings.
2. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

    a. Cla-Val Company.
    b. Watts Regulator Company.

D. Trap Primers:

1. Manufacturers: Drawing schedules indicate Basis of Design products. Subject to compliance with requirements, provide product indicated on Drawings, or comparable product by one of the following, or equal:

    a. MiFab, Inc.
    b. Precision Plumbing Products.
    c. Sioux Chief Manufacturing Company.

2.9 GAS PIPING SPECIALTIES

A. Gas Pressure Regulating Valves:

1. Provide single-stage, spring-loaded, corrosion-resistant gas pressure regulators, with die-cast aluminum or cast iron body, complying with ANSI Z21.80. Unit shall be with atmospheric vent, internal relief overpressure protection, threaded ends for 2 inches and smaller, flanged ends for 2-1/2 inches and larger. For inlet and outlet gas pressures, specific gravity, and volume flow refer to Drawings schedule.

2. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

Size	Manufacturer/Model
1/2 inch	Elster (American, Singer) model 1213B Itron (Actaris, Slumberger, Sprague) model B42R.
3/4 thru 1-1/4inches	Elster (American, Singer) model 1813C Sensus (Ivensys, Equimeter, Rockwell) model 143-80-12 Itron (Actaris, Slumberger, Sprague) models B42R, B57R, B58R
1-1/2 thru 2 inches	Elster (American, Singer) models 1813, 1813B Sensus (Ivensys, Equimeter, Rockwell) model 243 Itron (Actaris, Slumberger, Sprague) models B43SR, B34R, B38R

B. Gas and Air Outlets:

2.10 DRAIN AND WASTE PIPING SPECIALTIES

A. Cleanouts:

1. General: Install cleanouts of same diameter as pipe (4 inch maximum) in all horizontal soil and waste lines where indicated and at all points of change in direction. Cleanouts shall be located not less than 18 inches from building construction so as to provide sufficient space for rodding. No horizontal run over 50 feet inside buildings or 100 feet outside buildings shall be without cleanout, whether shown on Drawings or not. Provide two-way cleanouts where indicated on drawings, and where required for satisfactory use.

    a. Provide cleanouts in waste drop from each sink and urinal.
    b. Provide one wrench for each size and type of cleanout used. Turn over to Owner at completion of the project, and obtain receipt. Place receipt in Operation and Maintenance Manuals.

2. Cleanouts in floor and in concrete sidewalks: Ducco Cast Iron with nickel bronze top, clamping collar and ABS plastic plug: Zurn ZN-1400-KC, or equal, with square or round top to suit floor construction.
3. Cleanouts in composition floors: Zurn ZN-1400-X-DX, or equal (nickel bronze top).
4. Cleanouts in concealed, aboveground cast-iron soil or waste lines: Zurn Z-1440A, or equal, with ABS plastic plug.

5. Cleanouts in walls: Zurn Z-1441 or Z-1443, or equal, with stainless steel cover. Provide long sweep elbow or combination wye at connection to riser and install with surface of cleanout within ½ inch of front face of finished wall.

    a. Where space does not permit the above installation, provide Zurn Z-1446, or equal, with stainless steel access cover, and vandal resistant screw.
    b. Install face of cleanout plug within 1/2 inch of front face of finished wall.

6. Cleanouts exterior to building in landscaped areas: Zurn Z-1449-BP, or equal, cleanout ferrule with tapered bronze plug. Where located at grade, provide 18 by 18 by 6 inch concrete pad; Trowel concrete smooth and edge; set flush with finished grade.
7. Cleanouts in drive areas: Zurn -1400-HD-KC, or equal, with heavy-duty top and ABS plastic plug.

B. Floor Drains:

1. Manufacturers: Drawing schedules indicate Basis of Design products. Subject to compliance with requirements, provide product indicated on Drawings, or comparable product by one of the following, or equal:

    a. J.R. Smith.
    b. MIFAB.
    c. Watts.
    d. Zurn.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions under which plumbing piping systems are to be installed. Do not proceed with Work until unsatisfactory conditions have been corrected in manner acceptable to Contractor.

B. Make all arrangements for the utilities required. Pay all costs involved in obtaining the services including gas service and meter, water meter, pressure reducing valve, access boxes, street work. Connect to site utilities. Verify the location of all services. No extra cost will be allowed if services are not as shown.

C. Determine sanitary sewer and storm drain location and elevation at all points of connection before installing any piping. Notify Architect immediately if indicated grades cannot be maintained.

D. At time of final connection, and prior to opening valve to allow pressurization of water and gas piping from existing systems, on site or off site, perform a pressure test to indicate static pressure of existing systems. If pressure on water piping is greater than 80 psi, or gas pressure is not as indicated on Contract Documents, inform Architect immediately. Do not allow piping systems to be pressurized without written consent of the Architect.

3.2 INSTALLATION OF WATER PIPING

A. Run all water piping generally level, free of traps or unnecessary bends, arranged to conform to the building requirements, and to suit clearance for other mechanical work such as ducts, flues, conduits, and other work. No piping shall be installed so as to cause unusual noise from the flow of water therein under normal conditions.

B. Provide manufactured water hammer arrestors, sized and installed in accordance with Plumbing and Drainage Institute Standard PDI WH201.

1. Locate water hammer arrestors at every plumbing fixture, or, where fixtures are located in groups, at every group of fixtures, and as indicated on Drawings.
2. Install water hammer arresters above accessible ceilings, or install access doors for service.

C. In freezing locations arrange water piping to drain as shown.

D. Install piping on room side of building insulation.

E. Check final location of rubber rings within couplings on PVC water piping with gauge or as recommended by manufacturer. Make connection to valves with cast iron adapters connected to water pipe with cast iron couplings. Furnish and install anchors or thrust blocks.

3.3 INSTALLATION OF SANITARY AND STORM DRAINAGE SYSTEMS

A. Make joints in PVC sewer pipe with PVC-type couplings and rubber rings.

B. Check final location of rubber rings within the couplings with gauge or as recommended by the manufacturer. Make joints between PVC pipe and cast iron pipe or fittings using cast iron adapter fittings, installed as recommended by the manufacturer.

1. Ring-Tite cast iron pipe fittings may be used in lieu of standard fittings. Make connection to valves with cast iron adapters connected to the pipe with PVC couplings.

C. Sewer Piping: Run all horizontal sanitary drain piping inside of building on a uniform grade of not less than 1/4 inch per foot unless otherwise noted or later approved. Unless otherwise noted on the plans, piping shall have invert elevations as shown and slope uniformly between given elevations.

D. Run all drainage piping as straight as possible and provide easy bends with long turns; make all offsets at an angle of 45 degrees or less.

E. Grade all vent piping so as to free itself quickly of any water condensation.

F. Where possible, join groups of vent risers together with one enlarged outlet through roof. Maintain minimum of 10 foot horizontal or 3 foot vertical clearance from air intakes.

G. Hubless Cast Iron Joints: Comply with coupling manufacturer's installation instructions.

3.4 INSTALLATION OF NATURAL GAS PIPING

A. Install natural gas piping in accordance with Division 22 Basic Plumbing Materials and Methods sections.

B. Use sealants on metal gas piping threads that are chemically resistant to natural gas. Use sealants sparingly, and apply to only male threads of metal joints.

C. Remove cutting and threading burrs before assembling piping.

D. Do not install defective piping or fittings. Do not use pipe with threads that are chipped, stripped, or damaged.

E. Plug each gas outlet, including valves, with threaded plug or cap immediately after installation and retain until continuing piping or equipment connections are completed.

F. Ground gas piping electrically and continuously within project, and bond tightly to grounding connection.

G. Install drip-legs in gas piping where indicated and where required by code or regulation.

1. Install "Tee" fitting with bottom outlet plugged or capped at bottom of pipe risers.
2. Where gas supply is connected to equipment with flexible connectors, install drip-leg in piping on downstream side of flexible connector, and install shut off valve on piping on upstream side of flexible connector.

H. Install piping with 1/64 inch per foot (1/8 percent) downward slope in direction of flow.

I. Install piping parallel to other piping.

J. Paint all gas piping installed in exposed exterior locations. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods, article, Painting.

K. Provide exterior shutoff valve at 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. Where gas piping enters a building in more than one location, exterior shutoff valves shall have a permanently attached metal tag identifying the area served by that valve, in addition to sign on wall.

3.5 PIPE JOINTS AND CONNECTIONS

A. General:

1. Cutting: Cut pipe and tubing square, remove rough edges or burrs. Bevel plain ends of steel pipe.
2. Remove scale, slag, dirt and debris from inside and outside of pipe before assembly.
3. Boss or saddle type fittings or mechanically extracted tube joints will not be allowed.

B. Threaded Pipe: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply thread compound to external pipe threads: Rectorseal No. 5, Permatex No. 1, or equal.
2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged.

C. Flanged Joints: Select appropriate asbestos-free, nonmetallic gasket material in size, type, and thickness suitable for domestic water service. Join flanges with gasket and bolts according to ASME B31.9.

D. Joint Construction for Solvent-Cemented Plastic Piping: Clean and dry joining surfaces. Join pipe and fittings according to the following:

1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements. Apply primer.
2. PVC Piping: Join according to ASTM D 2855.

E. Copper Pipe and Tubing (Except pneumatic control piping): All joints shall be brazed according to ASME Section IX, Welding and Brazing Qualifications, except domestic water piping 1-1/4 inches and smaller when not buried in the ground or concrete and type DWV plumbing piping may be soldered.

1. Soldered joints: Apply water-flushable flux to end of tube. Join copper tube and fittings according to ASTM B 828.

F. Cast Iron Soil Pipe:

1. No-Hub fittings shall be made with a torque wrench.
2. Hub joints shall be with Ty-Seal couplings.
3. Wrought iron, steel, or copper pipe shall have a ring or part of a coupling screwed on to form a spigot end if caulked into a joint.
4. Connect cast iron sewer piping to outside service pipe with cast iron or vitrified LOP reducers or increasers as required. Caulking of smaller pipe into the larger without a reducer or increaser will not be permitted.

G. Welded Pipe:

1. Make up with oxyacetylene or electric arc process.
2. All line welds shall be of the single "V" butt type. Welds for flanges shall be of the fillet type.
3. Where the branch is two pipe sizes smaller than the main or smaller, Bonney Weldolets, Threadolets, Nibco, or equal, may be used in lieu of welding tees.

H. PVC Sewer and Drainage Pipe (outside building as allowed only): Four inches and larger shall be bell and spigot, assembled in accordance with manufacturer's recommendations. Joint shall be tested in accordance with ASTM D3212. Solvent weld joints below 4 inches in size, schedule 40 PVC with matching fittings, assembled per manufacturer’s instructions.

I. Make joints in PVC water pipe with PVC couplings and rubber rings, Manville Ring-Tite, PW Pipe, or equal. Check final location of rubber rings with the couplings with gauge or as recommended by the manufacturer. Make joints between PVC pipe and cast iron pipe or fittings using cast iron or PVC adapter fittings, installed as recommended by the manufacturer. Ring-Tite PVC or cast iron pipe fittings may be used in lieu of standard fittings. Make connection to valves with cast iron adapters connected to the water pipe with PVC couplings.

J. Flexible Connections:

1. Furnish and install Thermo Tech., Inc. F/J/R, Metraflex, or equal, flexible couplings with limiter bolts on piping connections to all equipment mounted on anti-vibration bases, on each connection to each base mounted pump and where shown. Couplings shall be suitable for pressure and type of service.
2. Anchor piping securely on the system side of each flexible connection.

3.6 INSTALLATION OF VALVES

A. Install valves as indicated on Drawings and in the following locations:

1. Shutoff Valves: Install on inlet of each plumbing equipment item, and on inlet of each plumbing fixture, and elsewhere as indicated.
2. Drain Valves: Install on each plumbing equipment item located to completely drain equipment for service or repair. Install at base of each riser, at base of each rise or drop in piping system, and elsewhere indicated or required to completely drain potable water system.
3. Provide gate or globe valves on inlet and outlet of each water heater or pump.

B. General:

1. Valves shall be full line size unless indicated otherwise on Drawings.
2. Install horizontal valves with valve stem above horizontal, except butterfly valves.
3. Install valves with unions or flanges at each piece of equipment arranged to allow service, maintenance, and equipment removal without system shutdown.
4. Locate valves for easy access and provide separate support where necessary.
5. Install valves in position to allow full stem movement.
6. Install exposed polished or enameled connections with special care showing no tool marks or exposed threads.
7. Butterfly valves conforming to the paragraph “Butterfly Valves” may be used in lieu of gate or globe valves for locations above grade.
8. Ball valves conforming to the paragraph “Ball Valves” may be used in lieu of gate valves for locations above grade for services 2-1/2 inches and smaller.
9. Valves 2-1/2 inches and smaller (except ball valves) in nonferrous water piping systems may be solder joint type with bronze body and trim.
10. Rigidly fasten hose bibbs, hydrants, fixture stops, compressed air outlets, and similar items to the building construction.

C. Gate Valves:

1. Furnish valves in copper lines with adapters to suit valve / line requirements.

2. Underground gate valves:

a. Underground valves 3 inches and smaller may be furnished with operating nuts or hand-wheels, and with Ring-Tite joint ends.
b. Furnish and deliver to Owner one wrench of each size required for operating underground valves.

D. Calibrated Balancing Valves: Install calibrated balancing valves per manufacturers' recommendations, including requirements for straight pipe lengths at valve inlet and outlet.

E. Gas Shut-Off Valves:

1. Provide line size ball valve in gas line to each appliance.

F. Valve Adjustment: Adjust or replace valve packing after piping systems have been tested and put into service but before final adjusting and balancing. Replace valves if persistent leaking occurs.

3.7 INSTALLATION OF CLEANOUTS

A. Cleanouts: Install in piping as indicated, as required by California Plumbing Code, at each change in direction of piping greater than 45 degrees. Install at maximum intervals of 50 feet for piping 4 inches and smaller and 100 feet for larger piping inside buildings, and at base of each conductor.

B. Flashing Flanges: Install flashing flange and clamping device with each cleanout passing through water resistant membrane.

3.8 INSTALLATION OF FLOOR DRAINS AND FLOOR SINKS

A. Install drains in accordance with manufacturer's written instructions and in locations indicated. Install floor drains with lip of drain slightly below finished floor to ensure drainage. Install floor sinks flush with finished floor. Coordinate with other trades to ensure that floor slopes to drain. Provide flashing flange and clamping device with each drain passing through water resistant membrane.

B. Install vented P-trap below each drain. Where trap primers are indicated, install trap primer connection in the P-trap.

3.9 TRAP PRIMER INSTALLATION

A. Install as indicated in manufacturers printed literature, with 1/2 inch, Type L, hard copper piping to trap primer connection on floor drains and floor sinks where indicated on Drawings. At Contractor's option, Type K annealed copper tubing without joints may be used be used below slab only. See Section 22 00 50 for pipe protection requirements for below slab copper piping/tubing.

B. Install trap primer piping with 1/4 inch per foot slope, to insure that the line will drain fully to the floor drain or floor sink.

1. Provide ball valve to the inlet at each trap primer location.

C. Install trap primer and distribution unit exactly as called for in manufacturers printed installation instructions. Connect to domestic water piping from the top of the water line, in order to prevent foreign material from entering directly into primer assembly.

D. Mount trap primer in wall, in sheet metal box, with Karp or equal access door. Size access door and box to suit valve operation, and solder all seams of box. Seal all penetrations to box with non-hardening waterproof sealant. Provide locking door where installed in occupied spaces.

E. Where one trap primer will be used for more than one trap, provide a distribution unit with feeder piping for a maximum of four traps sized for equal pressure drop to each trap.

3.10 INSTALLATION OF GAS PRESSURE REGULATING VALVES

A. Install as indicated; comply with utility requirements. In locations where regulators are installed in confined spaces, pipe atmospheric vent to outdoors, full size of outlet. Install gas shutoff valve upstream and downstream of each pressure-regulating valve.

3.11 GAS PIPING EQUIPMENT CONNECTIONS

A. Connect gas piping to each gas-fired equipment item, with union, drip leg and shutoff gas cock full size of supply line shown. Reduce only at connection to equipment. Comply with equipment manufacturer's instructions.

1. Route gas vent and gas relief to outside.
2. Gas shutoff valve shall be placed as close as possible to equipment in a location where it can be serviced. Distance from equipment to valve shall not exceed 6 feet.

3.12 EQUIPMENT CONNECTIONS

A. Piping Runouts to Fixtures: Provide hot and cold water piping runouts to fixtures of sizes indicated.

B. Mechanical Equipment Connections: Connect hot and cold water piping system and gas piping system to mechanical equipment as indicated, and provide with shutoff valve and union for each connection.

3.13 DOMESTIC WATER SYSTEM STERILIZATION

A. Clean and disinfect new or altered hot and cold water piping connected to domestic water systems using methods prescribed by the Health Authority. If the Health Authority does not prescribe methods, clean and disinfect new or altered hot and cold water piping using methods given in the California Plumbing Code.

1. A water treatment company that has a current state EPA license to apply disinfectant chlorine in potable water shall perform the procedure.

3.14 CARE AND CLEANING

A. Repair or replace broken, damaged, or otherwise defective parts, materials, and work. Leave entire work in condition satisfactory to Architect. At completion, carefully clean and adjust equipment, fixtures, and trim that are installed as part of this work. Remove labels from stainless steel sinks, except 316 stainless steel sink labels should be retained to confirm that the correct material has been provided. Leave systems and equipment in satisfactory operating condition.

3.15 OPERATIONAL TESTS

A. Test each piece of equipment to show that it will operate in accordance with indicated requirements.

3.16 TESTING AND BALANCING

A. See Section 23 05 93 of Specifications for testing and balancing requirements.

3.17 CLEANING UP

A. Upon completion of Work remove materials, equipment, apparatus, tools, and the like, and leave premises clean, neat, and orderly.

END OF SECTION 22 10 00

SECTION 22 40 00 - PLUMBING FIXTURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Water supplies and stops.
2. Plumbing fixture hangers and supports.

1.2 RELATED REQUIREMENTS

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

B. Section 22 00 50 Basic Plumbing Materials and Methods.

1.3 ACTION SUBMITTALS

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Product Data: Submit manufacturer's specifications for plumbing fixtures and trim, including catalog cut of each fixture type and trim item furnished.

1.4 INFORMATIONAL SUBMITTALS

A. Refer to Section 22 00 50, Basic Plumbing Materials and Methods.

1.5 CLOSEOUT SUBMITTALS

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Maintenance Data: Submit maintenance data and parts lists for each fixture type and trim item, including instructions for care of finishes. Include this data in Operation and Maintenance Manual.

1.6 QUALITY ASSURANCE

A. For additional requirements, refer to Section 22 00 50, Basic Plumbing Materials and Methods.

B. Plumbing Fixture Standards: Comply with applicable portions of the following codes and requirements for all work in this Section:

1. California Building Code – CBC
2. California Plumbing Code – CPC
3. California Health and Safety Code
4. American National Standards Institute - ANSI
5. Federal Standards - F.S.
6. National Sanitary Foundation – NSF International

C. ANSI Standards: Comply with ANSI/NSF 61, "Drinking Water System Components – Health Effects."

D. PDI Compliance: Comply with standards established by Plumbing and Drainage Institute pertaining to plumbing fixture supports.

E. Americans with Disabilities Act (ADA).

F. California Green Building Standards Code Requirements:

PART 2 - PRODUCTS

2.1 PLUMBING FIXTURES

A. General: Provide factory fabricated fixtures of type, style and material indicated. For each type fixture, provide fixture manufacturer's standard trim, carrier, seats, and valves as indicated by their published product information; either as designed and constructed, or as recommended by the manufacturer, and as required for a complete, installation. Where more than one type is dedicated, selection is Contractor's option; but, all fixtures of same type must be furnished by single manufacturer.

1. Take special care with the roughing-in and finished plumbing where batteries of fixtures occur.
2. Take location and mounting heights for roughing-in from Architectural Drawings.
3. Follow schedule on Plumbing Drawings for roughing-in connections. Set roughing-in for all fixtures exactly as per measurements furnished by the manufacturers of the fixtures used.
4. Roughing-in for lavatories and sinks shall be brought in through the wall under the centerline of the drain from the fixture wherever possible and as close to the fixture as possible.

2.2 MATERIALS

A. Provide materials that have been selected for their surface flatness and smoothness. Exposed surfaces that exhibit pitting, seam marks, roller marks, foundry sand holes, stains, discoloration, or other surface imperfections on finished units are not acceptable.

B. Where fittings, trim and accessories are exposed or semi-exposed, provide, chromium plated 17 gauge seamless brass and match faucets and fittings. Provide 17 gauge seamless copper or brass where not exposed.

C. Handles on all faucets and stops shall be all metal chromium plated.

D. NSF Standard: Comply with NSF 61 and NSF 372 for supply-fitting materials that will be in contact with potable water.

2.3 PLUMBING FITTINGS, TRIM AND ACCESSORIES

A. Water Outlets: At locations where water is supplied (by manual, automatic or remote control), provide commercial quality faucets, valves, or dispensing devices, of type and size indicated, and as required to operate as indicated.

1. Include manual shutoff valves and connecting stem pipes to permit outlet servicing without shut-down of water supply piping systems.

B. P-Traps: Include IAPMO approved removable P-traps where drains are indicated for direct connection to drainage system. P-Traps shall be less trap screw cleanout, and incorporate a chrome plated cast brass body, brass connection nuts, 17 gauge seamless brass wall return and chrome plated wall escutcheon to match trap finish.

C. Carriers: Provide cast iron supports for fixtures of graphitic gray iron, ductile iron, or malleable iron as indicated. Where the carrier for wall mounted water closets are installed more than 6 inches behind the finished wall, provide water closet support for wide pipe chase.

D. Fixture Bolt Caps: Provide manufacturer's standard exposed fixture bolt caps finished to match fixture finish.

E. Escutcheons: Where fixture supplies and drains penetrate walls in exposed location, provide chrome-plated cast brass escutcheons with setscrews.

F. Aerators: Provide aerators of types approved by Health Departments having jurisdiction. Delete aerators where not allowed by CPC for health care occupancies.

G. Comply with additional fixture requirements contained in Fixture Schedule shown on the drawings.

2.4 MANUFACTURERS

A. In accordance with California Plumbing Code, provide indelibly marked or embossed manufacturers name or logo, arranged so as to be visible after installation.

B. Manufacturers: Drawing schedules indicate Basis of Design products. Subject to compliance with requirements, provide product indicated on Drawings, or comparable product by one of the following:

1. Vitrified China Plumbing Fixtures:

a. American Standard, U.S. Plumbing Products.
b. Eljer Plumbingware Div., Wallace-Murray Corp.
c. Kohler Co.
d. VitrA.

2. Modular Lavatories:

    a. Bradley.
    b. Acorn.
    c. Willoughby Industries, Inc.

3. Plumbing Trim:

    a. McGuire Manufacturing Co., Inc.
    b. Delta Commercial.
    c. Chicago Faucet Co.
    d. T&S Brass and Bronze Works, Inc.

4. Flush Valves:

    a. Sloan Valve Co.
    b. Zurn Industries, Hydromechanics Div.
    c. Toto USA, Inc.

5. Faucets:

    a. Chicago Faucet Co.
    b. Symmons Scott.
    c. T&S Brass and Bronze Works, Inc.
    d. Delta Commercial.

6. Fixture Seats:

    a. Church Seat Co.
    b. Bemis Mfg. Co.
    c. Beneke Corp.

7. Water Coolers and Drinking Fountains:

    a. Haws Corporation.
    b. Halsey Taylor Mfg. Co.
    c. Elkay Mfg. Co.
    d. Acorn Aqua.

8. Fixture Carriers:

    a. Josam Mfg. Co.
    b. J. R. Smith.
    c. Tyler Pipe; Wade Div.
    d. Zurn Industries; Hydromechanics Div.
    e. Mifab, Inc.

2.5 FLUSH VALVE REQUIREMENTS

A. Metering flush valves where required and specified shall be non-hold open type with exposed parts chrome plated. Conform to all codes and manufacturers' recommendations. All diaphragms are to have multiple filtered bypass and be chloramine resistant synthetic rubber with internal components suitable for l80 degree hot water to l50 pounds pressure, plastic or leather diaphragm not acceptable.

B. Electronic flush valves where required and specified shall be non-hold open type with exposed parts chrome plated. Conform to all codes and manufacturers' recommendations. All diaphragms are to have multiple filtered by pass and be chloramine and resistant synthetic rubber with rubber and internal components suitable for 180 degree hot water to 150 pounds pressure, plastic or leather diaphragm not acceptable. All flush valve solenoids and sensors shall be UL listed.

2.6 FIXTURE CONNECTIONS

A. Make connection between fixtures and flanges on soil pipe absolutely gastight and watertight with neoprene type gaskets (wall hung fixtures) or bowl wax (floor outlet fixtures). Rubber gaskets or putty will not be permitted.

B. Provide fixtures not having integral traps with P-traps of chromium-plated 17 gauge cast brass, with 17 gauge seamless brass wall return, connected to concealed waste in wall and sanitary fittings. Provide IAPMO approval for trap, and provide less trap screw cleanout.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

a. Dearborn Brass, Commercial series with brass nuts.
b. Delta Commercial.
c. McGuire Manufacturing Co., Inc.

C. Connections from stacks or horizontal wastes to wall or floor finish for wastes from lavatories, urinals, sinks, and drinking fountains and connection between floor drains and traps shall be IPS 85 percent red brass pipe.

D. Unions on waste pipes on fixture side of traps may be slip or flange joints with soft rubber or lead gaskets. Traps shall rough in full size to waste and vent connection, using deep escutcheon plate to cover wall penetration. Compression adaptor extensions or sweat adaptors are not acceptable.

2.7 WATER SUPPLIES AND STOPS

A. Provide 85 percent IPS threaded red brass nipple, conforming to the lead-free requirements of California Health and Safety Code Section 116875, securely anchored to building construction, for each connection to stops, hose bibbs, etc. Each fixture, except hose bibbs, shall have stop valves installed on water supply lines.

B. Provide water supplies to fixtures with compression shut-off stops with threaded inlets and lock shield-loose key handles. Provide combination fixtures with compression stop and

threaded inlet on each water supply fitting. Provide lock shield-loose key handle for each stop.

C. Provide 1/2 inch riser tubes with reducing coupling for fixtures, unless otherwise noted.

D. Provide cast brass escutcheon.

E. Furnish shut-off valves on hose bibbs where directly connected to mains with no intervening valves.

F. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

1. McGuire Manufacturing Company, Inc., model LFH2167LK.
2. T & S Brass and Bronze Works, Inc., model B-1305.

2.8 PLUMBING FIXTURE HANGERS AND SUPPORTS

A. Floor-affixed supports for off-the-floor plumbing fixtures shall comply with ASME A112.6.1M.

B. Residential type fixture supports are not acceptable.

C. Install wall mounted water closets with combination support and waste fittings, with feet of support securely anchored to floor.

D. Install floor mounted water closets with J.R. Smith, Zurn, or equal government pattern cast iron closet flanges with brass bolts, nuts, washers, and porcelain caps secured with Spackle.

E. Install the following fixtures on concealed support with feet of support securely anchored to floor. Anchor top of support to wall construction in an approved manner.

1. Wall hung lavatories.
2. Wall mounted urinals.
3. Drinking fountains.
4. Electric water coolers.

2.9 PLUMBING FIXTURES

A. Install all plumbing fixtures at height indicated on Architectural Drawings. Where mounting height is not indicated, install at height required by Code.

B. Special Requirements For Accessible Fixtures:

1. Operating handle or valve for accessible water closets, urinals, lavatories, and sinks shall operate with less than 5 pounds force. Metering faucets shall be adjusted to operate between 10 and 15 seconds.
2. Insulate exposed waste piping and domestic water supplies below accessible fixtures with CBC access code compliant molded “closed-cell” vinyl covers. Covers shall be installed using vandal resistant fasteners and must be removable. Covers shall meet

flame spread rating not to exceed 25 and smoke density not to exceed 50 when tested in accordance with ASTM E-84, and shall comply with the requirements of California Code of Regulations, Title 24. Plumberex – Handy Shield, Johns Manville – Zeston 2000, or equal.

PART 3 - EXECUTION

3.1 PRODUCT HANDLING AND PROTECTION

A. Deliver packaged materials in their original, unopened wrapping with labels intact. Protect materials from water, the elements and other damage during delivery, storage and handling.

3.2 PREPARATORY PROVISIONS

A. The Contractor is responsible for the examination and acceptance of all conditions affecting the proper construction and/or installation of the Work of this Section. Do not proceed until all unsatisfactory conditions have been corrected. Commencing work will be construed as acceptance of all conditions by the Contractor as satisfactory for the construction and/or installation of the Work.

3.3 INSPECTION AND PREPARATION

A. Examine roughing-in work of domestic water and waste piping systems to verify actual locations of piping connections prior to installing fixtures. Also examine floors and substrates, and conditions under which fixture work is to be accomplished. Correct any incorrect locations of piping, and other unsatisfactory conditions for installation of plumbing fixtures. Do not proceed with work until unsatisfactory conditions have been corrected.

B. Install plumbing fixtures of types indicated where shown and at indicated heights; in accordance with fixture manufacturer's written instructions, roughing-in drawings. Ensure that plumbing fixtures comply with requirements and serve intended purposes. Comply with applicable requirements of the National Standard Plumbing Code pertaining to installation of plumbing fixtures.

C. Fasten plumbing fixtures securely to supports or building structure; and ensure that fixtures are level and plumb. Secure plumbing supplies to blocking behind or within wall construction so as to be rigid, and not subject to pull or push movement.

D. Install CBC accessible fixtures in accordance with Chapter 4 California Plumbing Code, and Chapters 11A and 11B California Building Code.

E. Refer to Division 26 for wiring for electronic flush valves.

3.4 FAUCET INSTALLATION

A. Provide 85 percent IPS red brass pipe, conforming to lead-free requirements of California Health and Safety Code Section 116875, securely anchored to building construction, for each connection to faucets, stops, hose bibbs, etc. Each fixture, except hose bibbs, shall have a stop valve installed on water supply lines to permit repairs without shutting off water mains.

B. Adjust metering faucets to run for 10 to 15 seconds.

3.5 CLEAN AND PROTECT

A. Clean plumbing fixtures of dirt and debris upon completion of installation.

B. Protect installed fixtures from damage during the remainder of the construction period.

C. Grout voids between all fixtures and adjacent surfaces with white Dow Silicone Sealant, arranged to shed water.

3.6 FIELD QUALITY CONTROL

A. Upon completion of installation of plumbing fixtures and after units are water pressurized, test fixtures to demonstrate capability and compliance with requirements. When possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units and proceed with retesting.

3.7 EXTRA STOCK

A. General: Furnish special wrenches and other devices necessary for servicing plumbing fixtures and trim to Owner with receipt. Furnish one device for every ten units.

END OF SECTION 22 40 00

SECTION 23 00 50 - BASIC HVAC MATERIALS AND METHODS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Electric motors.
2. Motor starters.

1.2 RELATED REQUIREMENTS

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

B. This Section is a part of each Division 23 Section.

1.3 ADDITIONAL REQUIREMENTS

A. Furnish and install incidental work not shown or specified necessary to provide a complete and workable system.

B. Make all temporary connections required to maintain services, including adequate heat and cooling, during the course of the Contract without additional cost to Owner. Notify Owner seven days in advance before disrupting services.

C. Provide for adjustments or modifications to fan and motor sheaves, belts, damper linkages, and other components as required to achieve specified air balance at no additional cost to Owner.

1.4 REFERENCES AND STANDARDS

A. Where material or equipment is specified to conform to referenced standards, it shall be assumed that the most recent edition of the standard in effect at the time of bid shall be used.

1. AABC - Associated Air Balance Council
2. AFBMA - Anti Friction Bearing Manufacturer's Association
3. AMCA - Air Moving and Control Association Inc.

    a. Standard 210 - Laboratory Methods of Testing Fans

4. ANSI - American National Standards Institute
5. ARI - Air-Conditioning and Refrigeration Institute
6. ASHRAE - American Society of Heating, Refrigerating and Air Conditioning Engineers
7. ASME - American Society of Mechanical Engineers
8. ASTM - American Society for Testing and Materials
9. CCR - California Code of Regulations

a. Title 8 - Division of Industrial Safety, Subchapter 7; General Industry Safety Orders, Articles 31 through 36

10. CSA – Canadian Standards Association International
11. CSFM - California State Fire Marshal
12. NCPWB - National Certified Pipe Welding Bureau
13. NIST - National Institute of Standards and Technology
14. NEMA - National Electrical Manufacturers' Association
15. NFPA - National Fire Protection Association
16. OSHA - Occupational Safety and Health Act
17. SMACNA - Duct Manuals
18. UL - Underwriters' Laboratories, Inc.

B. Requirements of Regulatory Agencies:

1. The publications listed below form part of this specification; comply with provisions of these publications except as otherwise shown or specified.
   a. California Building Code, 2022.
   b. California Electrical Code, 2022.
   c. California Energy Code, 2022.
   d. California Fire Code, 2022.
   e. California Green Building Standards Code, 2022.
   f. California Mechanical Code, 2022.
   g. California Plumbing Code, 2022.
   h. California Code of Regulations, Title 24.
   i. California Health and Safety Code.
   j. CAL-OSHA.
   k. California State Fire Marshal, Title 19 CCR.
   l. National Fire Protection Association.
   m. Occupational Safety and Health Administration.
   n. Other applicable state laws.

2. Nothing in Drawings or specifications shall be construed to permit work not conforming to these codes, or to requirements of authorities having jurisdiction. It is not the intent of Drawings or specifications to repeat requirements of codes except where necessary for clarity.

1.5 DRAWINGS

A. Examine Drawings prior to bidding of work and report discrepancies in writing to Architect.

B. Drawings showing location of equipment and materials are diagrammatic and job conditions will not always permit installation in location shown. The HVAC Drawings show general arrangement of equipment and materials, etc., and shall be followed as closely as existing conditions, actual building construction, and work of other trades permit.

1. Architectural and Structural Drawings shall be considered part of the Work. These Drawings furnish Contractor with information relating to design and construction of the Project. Architectural Drawings take precedence over HVAC Drawings.

2. Because of the small scale of HVAC Drawings, not all offsets, fittings, and accessories required are shown. Investigate structural and finish conditions affecting the Work and arrange Work accordingly. Provide offsets, fittings, and accessories required to meet conditions. Inform Architect immediately when job conditions do not permit installation of equipment and materials in the locations shown. Obtain the Architects approval prior to relocation of equipment and materials.
3. Relocate equipment and materials installed without prior approval of the Architect. Remove and relocate equipment and materials at Contactors' expense upon Architects' direction.
4. Minor changes in locations of equipment, piping, ducts, etc., from locations shown shall be made when directed by the Architect at no additional cost to the Owner providing such change is ordered before such items of work, or work directly connected to same are installed and providing no additional material is required.

C. Execute work mentioned in the Specifications and not shown on the Drawings, or vice versa, the same as if specifically mentioned or shown in both.

1.6 FEES AND PERMITS

A. Obtain and pay for permits and service required in installation of the Work. Arrange for required inspections and secure approvals from authorities having jurisdiction. Comply with requirements of Division 01.

B. Arrange for utility connections and pay charges incurred, including excess service charges.

C. Coordination:

1. General:

a. Coordinate HVAC Work with trades covered in other Specifications Sections to provide a complete, operable and sanitary installation of the highest quality workmanship.

2. Electrical Coordination:

a. Refer to the Electrical Drawings and Specifications, Division 26, for service voltage and power feed wiring for equipment specified under this section. Contractor has full responsibility for the following items of work:

1) Review the Electrical Drawings and Division 26 Specifications to verify that electrical services provided are adequate and compatible with equipment requirements.
2) If additional electrical services are required above that indicated on Electrical Drawings and in Division 26, such as more control interlock conductors, larger feeder, or separate 120 volt control power source, include cost to furnish and install additional electrical services as part of the bid.
3) Prior to proceeding with installation of additional electrical work, submit detailed drawings indicating exact scope of additional electrical work.

3. Mechanical Coordination:

a. Arrange for pipe spaces, chases, slots and openings in building structure during progress of construction, to accommodate mechanical system installation.
b. Coordinate installation of supporting devices. Set sleeves in poured-in-place concrete and other structural components during construction.
c. Coordinate requirements for access panels and doors for mechanical items requiring access where concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section “Access Doors and Frames.”
d. Coordinate with other trades equipment locations, pipe, duct and conduit runs, electrical outlets and fixtures, air inlets and outlets, and structural and architectural features. Provide information on location of piping and seismic bracing to other trades as required for a completely coordinated project.

1.7 SUBMITTALS - GENERAL

A. Refer to Division 01 Submittals Section(s) for additional requirements.

B. Submittal packages may be submitted via email as PDF electronic files, or as printed packages. PDFs shall be legible at actual size (100 percent). Provide seven copies of printed submittal packages.

C. Provide submittal of materials proposed for use as part of this Project. Product names in Specifications and on Drawings are used as standards of quality. Furnish standard items on specified equipment at no extra cost to the Contract regardless of disposition of submittal data. Other materials or methods shall not be used unless approved in writing by Architect. Architect's review will be required even though "or equal" or synonymous terms are used.

1. Partial or incomplete submittals will not be considered.
2. Quantities are Contractor's responsibility and will not be reviewed.
3. Provide materials of the same brand or manufacturer for each class of equipment or material.
4. Identify each item by manufacturer, brand, trade name, number, size, rating, or other data necessary to properly identify and review materials and equipment. Words "as specified" are not sufficient identification.
5. Identify each submittal item by reference to items’ Specification Section number and paragraph, by Drawing and detail number, and by unit tag number.
6. Organize submittals in same sequence as in Specification Sections.
7. Show physical arrangement, construction details, finishes, materials used in fabrications, provisions for piping entrance, access requirements for installation and maintenance, physical size, mechanical characteristics, foundation and support details, and weight.

a. Submit Shop Drawings, performance curves, and other pertinent data, showing size and capacity of proposed materials.
b. Specifically indicate, by drawn detail or note, that equipment complies with each specifically stated requirement of Contract Documents.
c. Drawings shall be drawn to scale and dimensioned (except schematic diagrams). Drawings may be prepared by vendor but must be submitted as instruments of Contractor, thoroughly checked and signed by Contractor before submission to Architect for review.

d. Catalog cuts and published material may be included with supplemental scaled drawings.

D. Review of submittals will be only for general conformance with design concept and general compliance with information given in Contract Documents. Review will not include quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination with work of other trades, or construction safety precautions, which are sole responsibility of Contractor. Review of a component of an assembly does not indicate acceptance of an assembly. Deviations from Contract Documents not clearly identified by Contractor are Contractor's responsibility and will not be reviewed by Architect.

E. Within reasonable time after award of contract and in ample time to avoid delay of construction, submit to Architect shop drawings or submittals on all items of equipment and materials provided. Provide submittal as a complete package.

1. Shop drawings and submittals shall include Specification Section, Paragraph number, and Drawing unit symbol or detail number for reference. Organize submittals into booklets for each Specification section and submit in loose-leaf binders with index. Deviations from the Contract Documents shall be prominently displayed in the front of the submittal package and referenced to the applicable Contract requirement.

F. Furnish to the Project Inspector complete installation instructions on material and equipment before starting installation.

1.8 ACTION SUBMITTALS

A. Product Data: Submit manufacturer's technical product data and installation instructions for plumbing systems materials and products.

B. Shop Drawings.

C. Delegated-Design Submittals: For seismic supports, anchorages, restraints, and vibration isolators indicated to comply with performance requirements and design criteria.

1. Calculations performed for use in selection of seismic supports, anchorages, restraints, and vibration isolators shall utilize criteria indicated in Structural Contract Documents.
2. Include design calculations and details for selecting vibration isolators and vibration isolation bases complying with performance requirements, design criteria, and analysis data signed and sealed by the California registered structural engineer responsible for their preparation.
3. Supports, anchorage and restraints for piping, ductwork, and equipment shall be an OSHPD pre-approved system such as TOLCO, ISAT, Mason, or equal. Pipes, ducts and equipment shall be seismically restrained in accordance with requirements of current edition of California Building Code. System shall have current OPM number and shall meet additional requirements of authority having jurisdiction. Provide supporting documentation required by the reviewing authority and the Architect and Engineer. Provide layout drawings showing piping, ductwork and restraint locations.

a. Bracing of Piping, Ductwork, and Equipment: Specifically state how bracing attachment to structure is accomplished. Provide shop drawings indicating seismic restraints, including details of anchorage to building. In-line equipment must be braced independently of piping and ductwork, and in conformance with applicable building codes. Provide calculations to show that pre-approval numbers have been correctly applied in accordance with general information notes of pre-approval documentation.
b. In lieu of the above or for non-standard installations not covered in the above pre-approved systems, Contractor shall provide layout drawings showing piping, ductwork, and restraint locations, and detail supports, attachments and restraints, and furnish supporting calculations and legible details sealed by a California registered structural engineer, in accordance with California Building Code

4. Additional Requirements: In addition to the above, conform to all state and local requirements.

1.9 INFORMATIONAL SUBMITTALS

A. Provide coordinated layouts for HVAC Ductwork systems, in accordance with Specification Section 23 80 00.

B. Provide evidence of equipment certification to California Energy Code Section 110.1 or 110.2, if not providing Electrically Commutated motors for HVAC fans sized below 1 hp and above 1/12 hp. Refer to specific equipment articles requiring electrically commutated motors.

C. Check, Test, and Start forms, from equipment manufacturers.

D. Check, Test and Start reports.

1.10 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data:

1. Furnish three complete sets of Operation and Maintenance Manual bound in hardboard binder, and one compact disc containing complete Operation and Maintenance Manual in searchable PDF format. Provide Table of Contents. Provide index tabs for each piece of equipment in binder and disc. Begin compiling data upon approval of submittals.

a. Sets shall incorporate the following:

1) Product Data.
2) Shop Drawings.
3) Record Drawings.

4) Service telephone number, address and contact person for each category of equipment or system.
5) Complete operating instructions for each item of heating, ventilating and air conditioning equipment.
6) Copies of guarantees/warrantees for each item of equipment or systems.
7) Test data and system balancing reports.

8) Typewritten maintenance instructions for each item of equipment listing lubricants to be used, frequency of lubrication, inspections required, adjustment, etc.
9) Manufacturers' bulletins with parts numbers, instructions, etc., for each item of equipment.
10) Temperature control diagrams and literature.
11) Check test and start reports for each piece of mechanical equipment provided as part of the Work.
12) Commissioning and Preliminary Operation Tests required as part of the Work.

2. Post service telephone numbers and addresses in an appropriate place designated by Architect.

B. Record Drawings:

1. Refer to Division 01 for additional requirements.
2. Upon completion of the Work, deliver to Architect the following:

a. Originals of drawings showing the Work exactly as installed.
b. One complete set of reproducible drawings showing the Work exactly as installed.
c. One compact disc with complete set of drawings in PDF format showing the Work exactly as installed.
d. Provide Contractor’s signature, verifying accuracy of record drawings.
e. Obtain the signature of the Inspector of Record for Record Drawings.

1.11 SUBSTITUTIONS

A. Refer to Division 01 for complete instructions. Requirements given below are in addition to or are intended to amplify Division 01 requirements. In case of conflict between requirements given herein and those of Division 01, Division 01 requirements shall apply.

B. It is the responsibility of Contractor to assume costs incurred because of additional work and or changes required to incorporate proposed substitute into the Project. Refer to Division 01 for complete instructions.

C. Substitutions will be interpreted to be manufacturers other than those specifically listed in the Contract Documents by brand name, model, or catalog number.

D. Only one request for substitution will be considered for each item of equipment or material.

E. Substitution requests shall include the following:

1. Reason for substitution request.
2. Complete submittal information as described herein; see “Submittals.”
3. Coordinated scale layout drawings depicting position of substituted equipment in relation to other work, with required clearances for operation, maintenance and replacement.

4. List optional features required for substituted equipment to meet functional requirements of the system as indicated in Contract Documents.
5. Explanation of impact on connected utilities.
6. Explanation of impact on structural supports.

F. Installation of reviewed substitution is Contractors' responsibility. Any mechanical, electrical, structural, or other changes required for installation of substituted equipment or material must be made by Contractor without additional cost to Owner. Review by Architect of substituted equipment or material, will not waive these requirements.

G. Contractor may be required to compensate Architect for costs related to substituted equipment or material.

1.12 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of HVAC systems products, of types, materials, and sizes required, whose products have been in satisfactory use in similar service for not less than 5 years.

B. Contractor's Qualifications: Firm with at least 5 years of successful installation experience on projects with HVAC systems work similar to that required for this Project.

C. Comply with applicable portions of California Mechanical Code pertaining to selection and installation of HVAC materials and products.

D. All materials and products shall be new.

1.13 DELIVERY, STORAGE, AND HANDLING

A. Protect equipment and materials delivered to Project site from weather, humidity and temperature variations, dirt, dust and other contaminants.

1.14 FIELD CONDITIONS

A. Contractor shall visit Project site and examine existing conditions in order to become familiar with Project scope. Verify dimensions shown on Drawings at Project site. Bring discrepancies to the attention of Architect. Failure to examine Project site shall not constitute basis for claims for additional work because of lack of knowledge or location of hidden conditions that affect Project scope.

B. Information on Drawings relative to existing conditions is approximate. Deviations from Drawings necessary during progress of construction to conform to actual conditions shall be approved by the Architect and shall be made without additional cost to the Owner. The Contractor shall be held responsible for damage caused to existing services. Promptly notify the Architect if services are found which are not shown on Drawings.

1.15 WARRANTY

A. Refer to Division 01 for warranty requirements, and duration and effective date of Contractor's Standard Guarantee.

B. Repair or replace defective work, material, or part that appears within the warranty period, including damage caused by leaks.

C. On failure to comply with warranty requirements within a reasonable length of time after notification is given, Architect/Owner shall have repairs made at Contractor's expense.

PART 2 - PRODUCTS

2.1 GENERAL

A. Materials or equipment of the same type shall be of the same brand wherever possible. All materials shall be new and in first class condition.

B. All sizes, capacities, and efficiency ratings shown are minimum, except that gas capacity is maximum available.

C. Refer to Division 22 10 00 and 23 80 00 for specific system piping materials.

2.2 MATERIALS

A. No material installed as part of this Work shall contain asbestos.

B. California Green Building Code Compliance:

1. HVAC and refrigeration equipment shall not contain CFCs.
2. HVAC and refrigeration equipment shall not contain Halons.

2.3 ELECTRIC MOTORS

A. General Motor Requirements: Comply with NEMA MG 1 unless otherwise indicated. Comply with IEEE 841 for severe-duty motors.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include the following, or equal:

a. U.S. Motors.
b. Century Electric.
c. General Electric.
d. Lincoln.
e. Gould.

B. Motor Characteristics: Designed for continuous duty at ambient temperature of 40 deg. C and at altitude of 3300 feet above sea level. Capacity and torque shall be sufficient to start, accelerate, and operate connected loads at designated speeds, at installed altitude and

environment, with indicated operating sequence, and without exceeding nameplate ratings or considering service factor.

1. Motors exceeding the nameplate amperage shall be promptly replaced at no cost to the Owner. Horsepower shown is minimum and shall be increased as necessary to comply with above requirements. Furnish motors with splash-proof or weatherproof housings, where required or recommended by the manufacturer. Match the nameplate voltage rating with the electrical service supplied. Check Electrical Drawings. Provide a transformer for each motor not wound specifically for system voltage.

C. Polyphase Motors: NEMA MG 1, Design B, medium induction motor, premium efficiency as defined in NEMA MG 1. Select motors with service factor of 1.15. Provide motor with random-wound, squirrel cage rotor, and permanently lubricated or regreasable, shielded, antifriction ball bearings suitable for radial and thrust loading. Temperature rise shall match insulation rating. Provide Class F insulation.

1. Multispeed motors shall have separate windings for each speed.

D. Polyphase Motors with Additional Requirements:

1. Motors Used with Reduced-Voltage and Multispeed Controllers: Match wiring connection requirements for controller with required motor leads. Provide terminals in motor terminal box, suited to control method.
2. Motors Used with Variable Frequency Controllers:

    a. Separately Connected Motors: Ratings, characteristics, and features coordinated with and approved by controller manufacturer.
    b. Windings: Copper magnet wire with moisture-resistant insulation varnish, designed and tested to resist transient spikes, high frequencies, and short time rise pulses produced by pulse-width modulated inverters.
    c. Premium-Efficient Motors: Class B temperature rise; Class F insulation.
    d. Inverter-Duty Motors: Class F temperature rise; Class H insulation.
    e. Thermal Protection: Comply with NEMA MG 1 requirements for thermally protected motors.
    f. Each motor shall be provided with a shaft grounding device for stray current protection.

3. Severe-Duty Motors: Comply with IEEE 841, with 1.15 minimum service factor.

E. Single-Phase Motors:

1. Select motors with service factor of 1.15.

2. Motors larger than 1/20 hp shall be one of the following, to suit starting torque and requirements of specific motor application:

    a. Permanent-split capacitor.
    b. Split phase.
    c. Capacitor start, inductor run.
    d. Capacitor start, capacitor run.

3. Motors for HVAC exhaust, transfer, and supply fans larger than 1/12 hp and smaller than 1 hp shall be the following:

    a. Electronically Commutated motor (EC type): Motor shall be electronically commutated type specifically designed for applications, with heavy duty ball bearings. The motor shall be speed controllable down to 20% of full speed and 85% efficient at all speeds.

        1) Exceptions:

            a) Motors in fan-coils and terminal units that operate only when providing heating to the space served.
            b) Motors installed in space conditioning equipment certified under California Energy Code Section 110.1 or 110.2.

4. Contractor's Option: Motors scheduled on Drawings as single-phase, and larger than 1/12 hp and smaller than 1 hp, for applications other than HVAC fans, may be EC type.
5. Multispeed Motors: Variable-torque, permanent-split-capacitor type.
6. Bearings: Prelubricated, antifriction ball bearings or sleeve bearings suitable for radial and thrust loading.
7. Motors 1/20 HP and Smaller: Shaded-pole type.
8. Thermal Protection: Internal protection to automatically open power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal-protection device shall automatically reset when motor temperature returns to normal range.

2.4 MOTOR STARTERS

A. Square D, Allen Bradley, or equal, in NEMA Type 1 enclosure, unless otherwise specified or required. Minimum starter size shall be Size 1. Provide NEMA 3R enclosure where exposed to outdoors.

B. Provide magnetic motor starters for all equipment provided under the Mechanical Work. Starters shall be non-combination type. Provide part winding or reduced voltage start motors where shown or as hereinafter specified. Minimum size starter shall be Size 1.

1. All starters shall have the following:

    a. Cover mounted hand-off-automatic switch. Starters installed exposed in occupied spaces shall have key operated HOA switch.
    b. Ambient compensated thermal overload.
    c. Fused control transformer (for 120 or 24 volt service).
    d. Pilot lights, integral with the starters. Starters located outdoors shall be in NEMA IIIR enclosures.

2. Where three phase motors are provided for two-speed operation, provide two speed motor starters.
3. Starters for single-phase motors shall have thermal overloads. NEMA I enclosure for starters located indoors, NEMA IIIR enclosure for starters located outdoors.
4. Provide OSHA label indicating the device starts automatically.

2.5 EQUIPMENT IDENTIFICATION

A. Identify each piece of equipment with a permanently attached engraved bakelite plate, 1/2 inch high white letters on black background.

PART 3 - EXECUTION

3.1 EXISTING MATERIALS:

A. Remove existing equipment, piping, wiring, construction, etc., which interferes with Work of this Contract. Promptly return to service upon completion of work in the area. Replace items damaged by Contractor with new material to match existing.

B. Removed materials which will not be re-installed and which are not claimed by Owner shall become the property of Contractor and shall be removed from the Project site. Consult Owner before removing any material from the Project site. Carefully remove materials claimed by Owner to prevent damage and deliver to Owner-designated storage location.

C. Existing piping and wiring not reused and are concealed in building construction may be abandoned in place and all ends shall be capped or plugged. Remove unused piping and wiring exposed in Equipment Rooms or occupied spaces. Material shall be removed from the premises. Disconnect power, water, gas, pump or any other active energy source from piping or electrical service prior to abandoning in place.

3.2 FRAMING, CUTTING, AND PATCHING

A. Special framing, recesses, chases and backing for Work of this Section, unless otherwise specified, are covered under other Specification Sections.

B. Contractor is responsible for placement of pipe sleeves, hangers, inserts, supports, and location of openings for the Work.

C. Cutting, patching, and repairing of existing construction to permit installation of equipment, and materials is the responsibility of Contractor. Repair or replace damage to existing work with skilled mechanics for each trade.

D. Cut existing concrete construction with a concrete saw. Do not utilize pneumatic devices.

E. Core openings through existing construction for passage of new piping and conduits. Cut holes of minimum diameter to suit size of pipe and associated insulation installed. Coordinate with building structure, and obtain Structural Engineer's approval prior to coring through existing construction.

3.3 MECHANICAL DEMOLITION

A. Refer to Division 01 Sections “Cutting and Patching” and “Selective Demolition” for general demolition requirements and procedures.

B. Disconnect, dismantle and remove mechanical systems, equipment, and components indicated to be removed. Coordinate with all other trades.

1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
2. Piping to Be Abandoned in Place: Drain piping and cap or plug piping to remain with same or compatible piping material. Refrigerant system must be evacuated per EPA requirements.
3. Ducts to Be Removed: Remove portion of ducts indicated to be removed and cap remaining ducts with same or compatible ductwork material.
4. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
5. Equipment to Be Removed: Drain down and cap remaining services and remove equipment.
6. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
7. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.

C. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality.

3.4 ELECTRICAL REQUIREMENTS

A. Provide adequate working space around electrical equipment in compliance with the California Electrical Code. Coordinate the Mechanical Work with the Electrical Work to comply.

B. Furnish necessary control diagrams and instructions for the controls. Before permitting operation of any equipment which is furnished, installed, or modified under this Section, review all associated electrical work, including overload protection devices, and assume complete responsibility for the correctness of the electrical connections and protective devices. Motors and control equipment shall conform to the Standards of the National Electrical Manufacturers' Association. All equipment and connections exposed to the weather shall be NEMA IIIR with factory-wired strip heaters in each starter enclosure and temperature control panel where required to inhibit condensation.

C. All line voltage and low voltage wiring and conduit associated with the Temperature Control System are included in this Section. Wiring and conduit shall comply with Division 26.

3.5 PIPING SYSTEM REQUIREMENTS

A. Drawing plans, schematic and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on coordination drawings.

3.6 PRIMING AND PAINTING

A. Perform priming and painting on the equipment and materials as specified herein.

B. See Division 09 Painting Section(s) for detailed requirements.

C. Priming and painting:

1. Exposed ferrous metals, including piping, which are not galvanized or factory-finished shall be primed and painted.

a. Black Steel Piping:

1) Primer: One coat gray Sherwin-Williams Pro Industrial Pro-Cryl Universal Primer, comparable products by Rust-Oleum, Kelly Moore, or equal.
2) Topcoat: Two coats gray Sherwin-Williams Pro Industrial Waterbased Alkyd Urethane Enamel, comparable products by Rust-Oleum, Kelly Moore, or equal.

b. Interior Ductwork: Refer to Division 09 Painting Section(s). Architect shall select paint color.

2. Metal surfaces of items to be jacketed or insulated except ductwork and piping shall be given two coats of primer unless furnished with equivalent factory finish. Items to be primed shall be properly cleaned by effective means free of rust, dirt, scale, grease and other deleterious matter and then primed with the best available grade of zinc rich primer. After erection or installation, all primed surfaces shall be properly cleaned of any foreign or deleterious matter that might impair proper bonding of subsequent paint coatings. Any abrasion or other damage to the shop or field prime coat shall be properly repaired and touched up with the same material used for the original priming.
3. Where equipment is provided with nameplate data, the nameplate shall be masked off prior to painting. When painting is completed, remove masking material.

3.7 UNION AND FLANGE INSTALLATION

A. Install 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 piping. Bushings or couplings shall not be used.

B. Install unions in piping NPS 2” and smaller 3 or flanges in piping NPS 2-1/2” and larger whether shown or not at each connection to all equipment and tanks, and at all connections to all automatic valves, such as temperature control valves.

C. Locate the unions for easy removal of the equipment, tank, or valve.

D. Do not install unions or flanges in refrigerant piping systems.

3.8 PIPE PROTECTION

A. Wrap bare galvanized and black steel pipe buried in the ground and to 6" above grade, including piping in conduit, with one of the following, or equal:

1. Polyethylene Coating: Pressure sensitive polyethylene coating, "X-Tru-Coat" as manufactured by Pipe Line Service Corporation or "Green Line" wrap as manufactured by Roystron Products, or equal.

    a. Field Joints and Fittings: Protecto Wrap #1170 tape as manufactured by Pipe Line Service Corporation, or Primer #200 tape by Roystron Products, or equal. Installation shall be as per manufacturer's recommendation and instructions.

2. Tape Wrap: Pressure-sensitive polyvinyl chloride tape, "Transtex #V-l0 or V-20", "Scotchwrap 50", Slipknot l00, PASCO Specialty & Mfg., Inc., or equal, with continuous identification. Tape shall be a minimum of 20 mils thick for fittings and irregular surfaces, two wraps, 50 percent overlap, 40 mils total thickness. Tape shall be laminated with a suitable adhesive; widths as recommended by the manufacturer for the pipe size. Wrap straight lengths of piping with an approved wrapping machine.

B. Field Joints: Valves and Fittings: double wrap polyvinyl chloride tape as above. Provide at least two thicknesses of tape over the joint and extend a minimum of 4 inches over adjacent pipe covering. Build up with primer to match adjacent covering thickness. Width of tape of fittings shall not exceed 3 inches. Tape shall adhere tightly to all surfaces of the fittings without air pockets.

C. Testing: Test completed wrap of piping, including all epoxy painted piping with Tinker and Rasor Co. holiday detector, or equal.

D. Cleaning: Clean all piping thoroughly before wrapping.

1. Inspection: Damaged or defective wraps shall be repaired as directed. No wrapped pipe shall be covered until approved by Architect.

E. Covering: No rocks or sharp edges shall be backfilled against the wrap. When backfilling with other than sand, protect wrap with an outer wrapping of Kraft paper; leave in place during backfill.

3.9 PIPING SYSTEM PRESSURE TESTING

A. General:

1. Perform operational tests under simulated or actual service conditions.
2. Repair leaks and defects with new materials, and retest piping or portion thereof until satisfactory results are obtained.

B. Piping Systems: Test the installations in accordance with the following requirements and applicable codes:

1. Notify the Architect at least seven days in advance of testing.
2. Authority having jurisdiction shall witness tests of piping systems.
3. Piping shall be tested at completion of roughing-in, or at other times as directed by the Architect.
4. Furnish necessary materials, test pumps, gases, instruments and labor required for testing.

5. Isolate from system equipment that may be damaged by test pressure.
6. Test Schedule: No loss in pressure or visible leaks shall show after four hours at the pressures indicated.

System Tested	Test Pressure PSI	Test With
All Hot, Chilled, Combination, Condenser Water Piping	Greater of 1-1/2 x WP or 100 psi	Water

3.10 OPERATION OF SYSTEMS

A. Do not operate any mechanical equipment for any purpose, temporary or permanent, until all of the following has been completed:

1. Complete all requirements listed under “Check, Test and Start Requirements.”
2. Ductwork and piping has been properly cleaned. Piping systems shall be flushed and treated prior to operation.
3. Filters, strainers etc. are in place.
4. Bearings have been lubricated, and alignment of rotating equipment has been checked.
5. Equipment has been run under observation, and is operating in a satisfactory manner.

B. Provide test and balance agency with one set of Contract Drawings, Specifications, Addenda, Change orders issued, applicable shop drawings and submittals and temperature control drawings.

3.11 TEMPORARY HEAT

A. The General Contractor will provide for all temporary heat at such times as may be required or directed by the Architect and pay all fuel and energy costs incurred.

B. Temporary heating facilities proposed for use by the Contractor will be subject to review of the Architect. Prior to use of any equipment for temporary heat, install temporary filters on all return air inlets, to preclude dust and construction debris from entering the duct system. In addition, install filters in air handling units, and replace at the completion of temporary operation.

C. Filters used for temporary operation of systems shall be as specified for permanent filters specified herein.

D. Comply with Check, Test and Start Requirements for start-up of equipment prior to operation for temporary heat.

E. Contractor shall complete the permanent heating system as soon as possible, thereby making it available for temporary heat. When available, the system may be used as required at the direction of the Architect after systems are properly prepared for use as specified elsewhere. Contractor shall then be responsible for operating the system during periods required and the General Contractor shall pay the fuel and energy costs incurred. Operation of the heating system prior to the filing of "notice of completion" shall not change the Guarantee provisions in any way.

3.12 CHECK, TEST AND START REQUIREMENTS

A. An authorized representative of the equipment manufacturer shall perform check, test and start of each piece of mechanical equipment. The representative may be an employee of the equipment manufacturer, or a manufacturer-certified contractor. Submit written certification from the manufacturer stating that the representative is qualified to perform the check test and start of the equipment.

1. As part of the submittal process, provide a copy of each manufacturer's printed startup form to be used.
2. Some items of specified equipment may require that check, test and start of equipment must be performed by the manufacturer, using manufacturer's employees. See specific equipment Articles in these Specifications for this requirement.
3. Provide all personnel, test instruments, and equipment to properly perform the check, test and start work.
4. When work has been completed, provide copies of reports for review, prior to final observation of work.

B. Provide copies of the completed check, test and start report of each item of equipment, bound with the Operation and Maintenance Manual.

C. Upon completion of the work, provide a schedule of planned maintenance for each piece of equipment. Indicate frequency of service, recommended spare parts (including filters and lubricants), and methods for adjustment and alignment of all equipment components. Provide a copy of the schedule with each Operation and Maintenance Manual. Provide a copy of certification from the Owner's representative indicating that they have been properly instructed in maintenance requirements for the equipment installed.

3.13 PRELIMINARY OPERATIONAL REQUIREMENTS AND TESTS

A. Prior to observation to determine final acceptance, put HVAC, plumbing, and fire protection systems into service and check that work required for that purpose has been done, including but not limited to the following condensed check list. Provide indexed report to tabulating the results of all work.

1. All equipment has been started, checked, lubricated and adjusted in accordance with the manufacturer's recommendations, including modulating power exhausts if present.
2. Correct rotation of motors and ratings of overload heaters are verified.
3. Specified filters are installed and spare filters have been turned over to Owner.
4. All manufacturers' certificates of start-up specified have been delivered to the Owner.
5. All equipment has been cleaned, and damaged painted finishes touched up.
6. Damaged fins on heat exchangers have been combed out.
7. Missing or damaged parts have been replaced.
8. Flushing and chemical treatment of piping systems has been completed and water treatment equipment, where specified, is in operation.
9. Equipment labels, pipe marker labels, ceiling markers and valve tags are installed.
10. Valve tag schedules, corrected control diagrams, sequence of operation lists and start-stop instructions have been posted.
11. Preliminary test and balance work is complete, and reports have been forwarded for review.

12. Automatic control set points are as designated and performance of controls checks out to agree with the sequence of operation.
13. Operation and Maintenance Manuals have been delivered and instructions to the operating personnel have been made.

B. Prior to the observation to determine final acceptance, operate all mechanical systems as required to demonstrate that the installation and performance of these systems conform to the requirements of these specifications.

1. Operate and test all mechanical equipment and systems for a period of at least five consecutive 8 hour days to demonstrate the satisfactory overall operation of the project as a complete unit.
2. Include operation of heating and air conditioning equipment and systems for a period of not less than two 8 hour days at not less than 90 percent of full specified heating and cooling capacities in tests.
3. Commence tests after preliminary balancing and adjustments to equipment have been checked. Immediately before starting tests, install air filters and lubricate all running equipment. Notify the Architect at least seven calendar days in advance of starting the above tests.
4. During the test period, make final adjustments and balancing of equipment, systems controls, and circuits so that all are placed in first class operating condition.
5. Where Utility District rebates are applicable, demonstrate that the systems meet the rebate program requirements.

C. Before handing over the system to Owner replace all filters with complete new set of filters.

D. Review of Contractor's Tests:

1. All tests made by the Contractor or manufacturers' representatives are subject to observation and review by the Owner. Provide timely notice prior to start of each test, in order to allow for observation of testing. Upon the completion of all tests, provide a letter to confirm that all testing has been successful.

E. Test Logs:

1. Maintain test logs listing the tests on all mechanical systems showing dates, items tested, inspectors' names, remarks on success or failure of the tests.

F. Preliminary Operation:

1. The Owner reserves the right to operate portions of the mechanical system on a preliminary basis without voiding the guarantee.

G. Operational Tests:

1. Before operational tests are performed, demonstrate that all systems and components are complete and fully charged with operating fluid and lubricants.
2. Systems shall be operable and capable of maintaining continuous uninterrupted operation during the operating and demonstration period. After all systems have been completely installed, connections made, and tests completed, operate the systems

continuously for a period of five working days during the hours of a normal working day.

3. This period of continuous systems operation may be coordinated with the removal of Volatile Organic Compounds (VOCs) from the building prior to occupancy should the Owner decide to implement such a program.
4. Control systems shall be completely operable with settings properly calibrated and adjusted.
5. Rotating equipment shall be in dynamic balance and alignment.
6. If the system fails to operate continuously during the test period, the deficiencies shall be corrected and the entire test repeated.

H. Pre-Occupancy Building Purge:

1. Prior to occupancy, ventilate the building on 100 percent outside air, 100 percent exhaust for a continuous period determined by a qualified industrial hygienist (engaged by the Contractor) to reduce V.O.C's prior to occupancy.
2. Submit report by the industrial hygienist verifying satisfactory completion of the pre-occupancy purge.

3.14 CERTIFICATES OF INSTALLATION

A. Contractor shall complete applicable "Certificates of Installation" forms contained in the California Building Energy Efficiency Standards and submit to the authorities having jurisdiction for approval and issuance of final occupancy permit, as described in the California Energy Code.

3.15 ACCEPTANCE REQUIREMENTS

A. Contractor shall complete the applicable Acceptance Requirements for Code Compliance contained in the California Building Energy Efficiency Standards. Refer to T-24 compliance forms on Drawings for systems having Acceptance testing requirements. Contractor shall perform Acceptance tests and complete the appropriate "Certificates of Acceptance." Submit certificates to the authorities having jurisdiction for approval and issuance of final occupancy permit. Contractor shall engage certified HERS Rater to verify duct leakage rate for duct systems indicated on T-24 compliance forms on Drawings as requiring duct leakage rate testing. For additional duct leak testing requirements, refer to Section 238000, "Heating, Ventilating, and Air Conditioning," Article, "Ductwork Sealing and Leak Testing."

1. Covered Processes: In addition to systems listed on T-24 compliance forms on Drawings, complete Acceptance Requirements for the following systems, if applicable to Project:

   a. Parking garage ventilation systems.
   b. Compressed air systems.
   c. Type 1 Kitchen exhaust systems.

3.16 DEMONSTRATION AND TRAINING

A. An authorized representative of the equipment manufacturer shall train Owner-designated personnel in maintenance and adjustment of equipment. The representative may be an

employee of the equipment manufacturer, or a manufacturer-certified contractor. Submit written certification from the manufacturer stating that the representative is qualified to perform the Owner training for the equipment installed.

1. As part of the submittal process, provide a training agenda outlining major topics and time allowed for each topic.
2. Some items of specified equipment require that training must be performed by the manufacturer, using manufacturer's employees. See specific equipment Articles in these Specifications for this requirement.
3. Contractor shall provide three copies of certification by Contractor that training has been completed, signed by Owner's representative, for inclusion in Operation and Maintenance Manual. Certificates shall include:

    a. Listing of Owner-designated personnel completing training, by name and title.
    b. Name and title of training instructor.
    c. Date(s) of training.
    d. List of topics covered in training sessions.

4. Refer to specific equipment Articles for minimum training period duration for each piece of equipment.

END OF SECTION 23 00 50

SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Balancing Air Systems:

a. Constant-volume air systems.
b. Variable-air-volume systems.

2. Balancing Domestic Water Piping Systems.

1.2 RELATED REQUIREMENTS

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

1.3 REFERENCES AND STANDARDS

A. Associated Air Balance Council (AABC)

1. National Standards for Total System Balance, latest edition.

B. National Environmental Balancing Bureau (NEBB)

1. Procedural Standards for Testing and Balancing of Environmental Systems, latest edition.

1.4 DEFINITIONS

A. The intent of this Section is to use the standards pertaining to the TAB specialist engaged to perform the Work of this Contract, with additional requirements specified in this Section. Contract requirements take precedence over corresponding AABC or NEBB standards requirements. Differences in terminology between the Specifications and the specified TAB organization standards do not relieve the TAB entity engaged to perform the Work of this Contract of responsibility from completing the Work as described in the Specifications.

B. Similar Terms: The following table is provided for clarification only:

Similar Terms

Contract Term	AABC Term	NEBB Term
TAB Specialist	TAB Agency	NEBB Certified Firm
TAB Standard	National Standards for Testing and Balancing Heating, Ventilating, and Air Conditioning Systems	Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems
TAB Field Supervisor	Test and Balance Engineer	Test and Balance Supervisor

C. AABC: Associated Air Balance Council.

D. NEBB: National Environmental Balancing Bureau.

E. TAB: Testing, adjusting, and balancing.

F. TAB Organization: Body governing practices of TAB Specialists.

G. TAB Specialist: An entity engaged to perform TAB Work.

1.5 ACTION SUBMITTALS

A. For additional requirements, refer to Section 23 00 50, Basic HVAC Materials and Methods.

1.6 INFORMATIONAL SUBMITTALS

A. For additional requirements, refer to Section 23 00 50, Basic HVAC Materials and Methods.

B. Qualification Data: Within 30 days of Contractor's Notice to Proceed, submit documentation that the TAB specialist and this Project's TAB team members meet the qualifications specified in "Quality Assurance" Article.

1. Provide list of similar projects completed by proposed TAB field supervisor.
2. Provide copy of completed TAB report, approved by mechanical engineer of record for a completed project with similar system types and of similar complexity.

C. Contract Documents Examination Report: Within 30 days of Contractor's Notice to Proceed, submit the Contract Documents review report as specified in Part 3.

1. Submit examinations report with qualifications data.

D. Strategies and Procedures Plan: Within 60 days of Contractor's Notice to Proceed, submit TAB strategies and step-by-step procedures as specified in "Preparation" Article.

E. Interim Reports. Submit interim reports as specified in Part 3. Include list of system conditions requiring correction and problems not identified in Contract Documents examination report.

F. Certified TAB reports.

1. Provide three printed copies of final TAB report. Provide one electronic file copy in PDF format.

G. Sample report forms.

H. Instrument calibration reports, to include the following:

1. Instrument type and make.
2. Serial number.
3. Application.
4. Dates of use.
5. Dates of calibration.

a. Instruments to be used for testing and balancing shall have been calibrated within a period of one year, or less if so recommended by instrument manufacturer and be checked for accuracy prior to start of work.

1.7 CLOSEOUT SUBMITTALS

A. For additional requirements, refer to Section 23 00 50, Basic HVAC Materials and Methods.

B. Certified TAB reports, for inclusion in Operation and Maintenance Manual.

1.8 QUALITY ASSURANCE

A. Independent TAB Specialist Qualifications: Engage a TAB entity certified by AABC or NEBB.

1. The certification shall be maintained for the entire duration of TAB work for this Project. If TAB specialist loses certification during this period, the Contractor shall immediately notify the Architect and submit another TAB specialist for approval. All work specified in this Section and in other related Sections performed by the TAB specialist shall be invalidated if the TAB specialist loses certification, and shall be performed by an approved successor.

B. To secure approval for the proposed TAB specialist, submit information certifying that the TAB specialist is either a first tier subcontractor engaged and paid by the Contractor, or is engaged and paid directly by the Owner. TAB specialist shall not be affiliated with any other entity participating in Work of this Contract, including design, furnishing equipment, or construction. In addition, submit evidence of the following:

1. TAB Field Supervisor: Full-time employee of the TAB specialist and certified by AABC or NEBB.

    a. TAB field supervisor shall have minimum 10 years supervisory experience in TAB work.

2. TAB Technician: Full-time employee of the TAB specialist and who is certified by AABC or NEBB as a TAB technician.

    a. TAB technician shall have minimum 4 years TAB field experience.

C. TAB Specialist engaged to perform TAB work in this Project shall be a business limited to and specializing in TAB work, or in TAB work and Commissioning.

D. TAB specialist engaged to perform TAB work shall not also perform commissioning activities on this Project.

E. Certified TAB field supervisor or certified TAB technician shall be present at the Project site at all times when TAB work is performed.

1. TAB specialist shall maintain at the Project site a minimum ratio of one certified field supervisor or technician for each non-certified employee at times when TAB work is being performed.

F. Contractor shall notify Architect in writing within three days of receiving direction resulting in reduction of test and balance scope or other deviations from Contract Documents. Deviations from the TAB plan shall be approved in writing by the mechanical engineer of record for the Project.

G. TAB Standard:

1. Perform TAB work in accordance with the requirements of the standard under which the TAB agencies' qualifications are approved unless Specifications contain different or more stringent requirements:

    a. AABC National Standards for Total System Balance, or

    b. NEBB Procedural Standards for Testing, Adjusting, Balancing of Environmental Systems.

2. All recommendations and suggested practices contained in the TAB standard are mandatory. Use provisions of the TAB standard, including checklists and report forms, to the extent to which they are applicable to this Project.
3. Testing, adjusting, balancing procedures, and reporting required for this Project, and not covered by the TAB standard applicable to the TAB specialist engaged to perform the Work of this Contract, shall be submitted for approval by the design engineer.

H. TAB Conference: Meet with Construction Manager and mechanical engineer on approval of the TAB strategies and procedures plan to develop a mutual understanding of the project

requirements. Require the participation of the TAB field supervisor. Provide seven days' advance notice of scheduled meeting time and location. TAB conference shall take place at.

1. Agenda Items:

    a. The Contract Documents examination report.
    b. The TAB plan.
    c. Coordination and cooperation of trades and subcontractors.
    d. Coordination of documentation and communication flow, including protocol for resolution tracking and documentation.

2. The requirement for TAB conference may be waived at the discretion of the mechanical engineer of record for the Project.

I. Certify TAB field data reports and perform the following:

1. Review field data reports to validate accuracy of data and to prepare certified TAB reports.
2. Certify that the TAB team complied with the approved TAB plan and the procedures specified and referenced in this Specification.

J. TAB Report Forms: Use standard TAB specialist's forms approved by Construction Manager.

K. Instrumentation Type, Quantity, Accuracy, and Calibration: As described in ASHRAE 111, Section 5, "Instrumentation."

1.9 PROJECT CONDITIONS

A. Full Owner Occupancy: Owner will occupy the site and existing building during entire TAB period. Cooperate with Owner during TAB operations to minimize conflicts with Owner's operations.

1.10 WARRANTY

A. Provide workmanship and performance warranty applicable to TAB specialist engaged to perform Work of this Contract:

1. AABC Performance Guarantee.
2. NEBB Quality Assurance Program.

B. Refer to Division 01 Specifications for additional requirements.

1.11 COORDINATION

A. Notice: Provide seven days' advance notice for each test. Include scheduled test dates and times.

B. Perform TAB after leakage and pressure tests on air and water distribution systems have been satisfactorily completed.

C. Coordinate TAB work with work of other trades.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Contract Documents Examination Report:

1. TAB specialist shall review Contract Documents, including plans and specifications. Provide report listing conditions that would prevent the system(s) from operating in accordance with the sequence of operations specified, or would prevent accurate testing and balancing:

a. Identify each condition requiring correction using equipment designation shown on Drawings. Provide room number, nearest building grid line intersection, or other information necessary to identify location of condition requiring correction.
b. Proposed corrective action necessary for proper system operation.

B. Examine systems for installed balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves and fittings, and manual volume dampers. Verify that locations of these balancing devices are accessible.

C. Examine the approved submittals for HVAC systems and equipment.

D. Examine design data including HVAC system descriptions, statements of design assumptions for environmental conditions and systems' output, and statements of philosophies and assumptions about HVAC system and equipment controls.

E. Examine equipment performance data including fan and pump curves.

1. Relate performance data to Project conditions and requirements, including system effects that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.

F. Examine system and equipment installations and verify that field quality-control testing, cleaning, and adjusting specified in individual Sections have been performed.

G. Examine test reports specified in individual system and equipment Sections.

H. Examine HVAC equipment and filters and verify that bearings are greased, belts are aligned and tight, and equipment with functioning controls is ready for operation.

I. Examine heat-transfer coils for correct piping connections and for clean and straight fins.

J. Examine operating safety interlocks and controls on HVAC equipment.

K. Report conditions requiring correction discovered before and during performance of TAB procedures.

L. Observe and record system reactions to changes in conditions. Record default set points if different from indicated values.

3.2 PREPARATION

A. Prepare a TAB plan that includes strategies and step-by-step procedures. TAB plan shall be specific to Project and include the following:

1. General description of each air system and sequence(s) of operation.
2. Complete list of measurements to be performed.
3. Complete list of measurement procedures. Specify types of instruments to be utilized and method of instrument application.
4. Qualifications of personnel assigned to Project.
5. Single-line CAD drawings reflecting all test locations (terminal units, grilles, diffusers, traverse locations, etc.
6. Air terminal correction factors for the following:

    a. Air terminal configuration.
    b. Flow direction (supply or return/exhaust).
    c. Effective area of each size and type of air terminal.
    d. Air density.

B. Complete system-readiness checks and prepare reports. Verify the following:

1. Permanent electrical-power wiring is complete.
2. Automatic temperature-control systems are operational.
3. Equipment and duct access doors are securely closed.
4. Balance, smoke, and fire dampers are open.
5. Isolating and balancing valves are open and control valves are operational.
6. Ceilings are installed in critical areas where air-pattern adjustments are required and access to balancing devices is provided.
7. Windows and doors can be closed so indicated conditions for system operations can be met.

3.3 GENERAL PROCEDURES FOR TESTING AND BALANCING

A. Perform testing and balancing procedures on each system according to the procedures contained in AABC's "National Standards for Total System Balance" or NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems" and in this Section.

B. Cut insulation, ducts, pipes, and equipment cabinets for installation of test probes to the minimum extent necessary for TAB procedures.

1. After testing and balancing, patch probe holes in ducts with same material and thickness as used to construct ducts.
2. Install and join new insulation that matches removed materials. Restore insulation, coverings, vapor barrier, and finish according to Section 238000 Heating, Ventilating, and Air Conditioning."

C. Mark equipment and balancing devices, including damper-control positions, valve position indicators, fan-speed-control levers, and similar controls and devices, with paint or other suitable, permanent identification material to show final settings.

D. Take and report testing and balancing measurements in inch-pound (IP) units.

3.4 GENERAL PROCEDURES FOR BALANCING AIR SYSTEMS

A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.

B. Test each system to verify building or space operating pressure, including all stages of economizer cycle. Maximum building pressure shall not exceed 0.03 inches of pressure.

C. Except as specifically indicated in this Specification, Pitot tube traverses shall be made of each duct to measure airflow. Pitot tubes, associated instruments, traverses, and techniques shall conform to ASHRAE Handbook, HVAC Applications, and ASHRAE Handbook, HVAC Systems and Equipment.
1. Use state-of-the-art instrumentation approved by TAB specialists governing agency..
2. Where ducts' design velocity and air quantity are both less than 1000 fpm/CFM, air quantity may be determined by measurements at terminals served.

D. Test holes shall be placed in straight duct, as far as possible downstream from elbow, bends, take-offs, and other turbulence-generating devices.

E. For variable-air-volume systems, develop a plan to simulate diversity.

F. Determine the best locations in main and branch ducts for accurate duct-airflow measurements.

G. Check airflow patterns from the outdoor-air louvers and dampers and the return- and exhaust-air dampers through the supply-fan discharge and mixing dampers.

H. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.

I. Verify that motor starters are equipped with properly sized thermal protection.

J. Check dampers for proper position to achieve desired airflow path.

K. Check for airflow blockages.

L. Check condensate drains for proper connections and functioning.

M. Check for proper sealing of air-handling-unit components.

N. Verify that air duct system is sealed as specified in Section 238000 “Heating, Ventilating, and Air Conditioning.”

O. Provide for adjustments or modifications to fan and motor sheaves, belts, damper linkages, and other components as required to achieve specified air balance at no additional cost to Owner.

P. Automatically operated dampers shall be adjusted to operate as indicated in Contract Documents. Controls shall be checked for proper calibration.

3.5 PROCEDURES FOR CONSTANT-VOLUME AIR SYSTEMS

A. Adjust fans to deliver total indicated airflows within the maximum allowable fan speed listed by fan manufacturer.

1. Measure total airflow.

    a. Where sufficient space in ducts is unavailable for Pitot-tube traverse measurements, measure airflow at terminal outlets and inlets and calculate the total airflow. Alternative methods shall be examined for determining total CFM, i.e., Pitot-tube traversing of branch ducts, coil or filter velocity profiles, prior to utilizing airflow values at terminal outlets and inlets.

2. Measure fan static pressures as follows to determine actual static pressure:

    a. Measure outlet static pressure as far downstream from the fan as practical and upstream from restrictions in ducts such as elbows and transitions.
    b. Measure static pressure directly at the fan outlet.
    c. Measure inlet static pressure of single-inlet fans in the inlet duct as near the fan as possible, upstream from the flexible connection, and downstream from duct restrictions.
    d. Measure inlet static pressure of double-inlet fans through the wall of the plenum that houses the fan.

3. Measure static pressure across each component that makes up an air-handling unit, rooftop unit, and other air-handling and -treating equipment.

    a. Report the cleanliness status of filters and the time static pressures are measured.

4. Measure static pressures entering and leaving other devices, such as sound traps, heat-recovery equipment, and air washers, under final balanced conditions.

5. Review Record Documents to determine variations in design static pressures versus actual static pressures. Calculate actual system-effect factors. Recommend adjustments to accommodate actual conditions.
6. Obtain approval from Construction Manager for adjustment of fan speed higher or lower than indicated speed. Comply with requirements in HVAC Sections for air-handling units for adjustment of fans, belts, and pulley sizes to achieve indicated air-handling-unit performance.
7. Do not make fan-speed adjustments that result in motor overload. Consult equipment manufacturers about fan-speed safety factors. Modulate dampers and measure fan-motor amperage to ensure that no overload will occur. Measure amperage in full-cooling, full-heating, economizer, and any other operating mode to determine the maximum required brake horsepower.

B. Check operation of relief air dampers. Measure total relief air quantity at each stage of normal, economizer, power exhaust, or power exhaust economizer operation, as applicable to installed equipment. Adjust relief air dampers to provide 100 percent relief in economizer mode. Ensure that relief dampers close completely upon unit shutdown.

C. Check operation of outside air dampers. Measure total outside air quantity at each stage of normal, economizer, power exhaust, or power exhaust economizer operation, as applicable to installed equipment. Adjust outside air dampers to provide 100 percent outside air in economizer mode. Ensure that outside air dampers close completely upon unit shutdown.

D. Adjust volume dampers for main duct, submain ducts, and major branch ducts to indicated airflows within specified tolerances.

1. Measure airflow of submain and branch ducts.

    a. Where sufficient space in submain and branch ducts is unavailable for Pitot-tube traverse measurements, measure airflow at terminal outlets and inlets and calculate the total airflow for that zone.

2. Measure static pressure at a point downstream from the balancing damper, and adjust volume dampers until the proper static pressure is achieved.
3. Remeasure each submain and branch duct after all have been adjusted. Continue to adjust submain and branch ducts to indicated airflows within specified tolerances.

E. Measure air outlets and inlets without making adjustments.

1. Measure terminal outlets using a direct-reading digital backflow compensating hood. Use outlet manufacturer's written instructions and calculating factors only when direct-reading hood cannot be used due to physical obstruction or other limiting factors. Final report shall indicate where values listed have not been obtained by direct measurement.

F. Adjust air outlets and inlets for each space to indicated airflows within specified tolerances of indicated values. Make adjustments using branch volume dampers rather than extractors and the dampers at air terminals.

1. Adjust each outlet in same room or space to within specified tolerances of indicated quantities without generating noise levels above the limitations prescribed by the Contract Documents, if included.
2. Adjust patterns of adjustable outlets for proper distribution without drafts. Terminal air velocity at five feet above finished floor shall not exceed 50 feet per minute in occupied air conditioned spaces.

G. Do not overpressurize ducts.

3.6 PROCEDURES FOR MOTORS

A. Motors, 1/2 HP and Larger: Test at final balanced conditions and record the following data:

1. Manufacturer's name, model number, and serial number.
2. Motor horsepower rating.
3. Motor rpm.
4. Efficiency rating.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter manufacturer’s name, model number, size, type, and thermal-protection-element rating.

    a. Starter strip heater size, type, and rating.

B. Motors Driven by Variable-Frequency Controllers: Test for proper operation at speeds varying from minimum to maximum. Test the manual bypass of the controller to prove proper operation. Record observations including name of controller manufacturer, model number, serial number, and nameplate data.

3.7 PROCEDURES FOR HEAT-TRANSFER COILS

A. Measure, adjust, and record the following data for each refrigerant coil:

1. Dry-bulb temperature of entering and leaving air.
2. Wet-bulb temperature of entering and leaving air.
3. Airflow.
4. Air pressure drop.

3.8 PROCEDURES FOR TESTING, ADJUSTING, AND BALANCING EXISTING SYSTEMS

A. Perform a preconstruction inspection of existing equipment that is to remain and be reused.

1. Measure and record the operating speed, airflow, and static pressure of each fan.
2. Measure motor voltage and amperage. Compare the values to motor nameplate information.
3. Check the condition of filters.

4. Check the condition of coils.
5. Check the operation of the drain pan and condensate-drain trap.
6. Check bearings and other lubricated parts for proper lubrication.
7. Report on the operating condition of the equipment and the results of the measurements taken. Report conditions requiring correction.

B. Before performing testing and balancing of existing systems, inspect existing equipment that is to remain and be reused to verify that existing equipment has been cleaned and refurbished. Verify the following:

1. New filters are installed.
2. Coils are clean and fins combed.
3. Drain pans are clean.
4. Fans are clean.
5. Bearings and other parts are properly lubricated.
6. Conditions requiring correction noted in the preconstruction report are corrected.

C. Perform testing and balancing of existing systems to the extent that existing systems are affected by the renovation work.

1. Compare the indicated airflow of the renovated work to the measured fan airflows, and determine the new fan speed and the face velocity of filters and coils.
2. Verify that the indicated airflows of the renovated work result in filter and coil face velocities and fan speeds that are within the acceptable limits defined by equipment manufacturer.
3. If calculations increase or decrease the air flow rates and water flow rates by more than 5 percent, make equipment adjustments to achieve the calculated rates. If increase or decrease is 5 percent or less, equipment adjustments are not required.
4. Balance each air outlet.

3.9 GENERAL PROCEDURES FOR PLUMBING SYSTEMS

A. Measure pressure drop across each backflow preventer assembly at design flows.

B. Measure water flow at pumps. Use the following procedures except for positive-displacement pumps:

1. Verify impeller size by operating the pump with the discharge valve closed. Read pressure differential across the pump. Convert pressure to head and correct for differences in gage heights. Note the point on manufacturer's pump curve at zero flow and verify that the pump has the intended impeller size.

    a. If impeller sizes must be adjusted to achieve pump performance, obtain approval from and comply with requirements in

2. Check system resistance. With all valves open, read pressure differential across the pump and mark pump manufacturer's head-capacity curve. Adjust pump discharge valve until indicated water flow is achieved.

a. Monitor motor performance during procedures and do not operate motors in overload conditions.

3. Verify pump-motor brake horsepower. Calculate the intended brake horsepower for the system based on pump manufacturer's performance data. Compare calculated brake horsepower with nameplate data on the pump motor. Report conditions where actual amperage exceeds motor nameplate amperage.
4. Report flow rates that are not within range given in article, Tolerances.

C. Set calibrated balancing valves, if installed, at calculated presettings.

D. Measure flow at all stations and adjust, where necessary, to obtain first balance.

1. System components that have Cv rating or an accurately cataloged flow-pressure-drop relationship may be used as a flow-indicating device.

E. Measure flow at main balancing station and set main balancing device to achieve flow that is 5 percent greater than indicated flow.

F. Adjust balancing stations to within specified tolerances of indicated flow rate as follows:

1. Determine the balancing station with the highest percentage over indicated flow.
2. Adjust each station in turn, beginning with the station with the highest percentage over indicated flow and proceeding to the station with the lowest percentage over indicated flow.
3. Record settings and mark balancing devices.

G. Measure pump flow rate and make final measurements of pump amperage, voltage, rpm, pump heads, and systems' pressures and temperatures including outdoor-air temperature.

H. Measure the differential-pressure-control-valve settings existing at the conclusion of balancing.

I. Check settings and operation of each safety valve. Record settings.

3.10 TOLERANCES

A. Set HVAC system's air flow rates and water flow rates within the following tolerances:

1. Supply, Return, and Exhaust Fans and Equipment with Fans: Plus 10 percent and minus 0 percent .
2. Air Outlets and Inlets: Plus 5 percent and minus 5 percent .
3. Multiple outlets within single room: Plus 5 percent and minus 0 percent for total airflow within room. Tolerance for individual outlets within a single room having multiple outlets shall be as for “Air Outlets and Inlets”.

B. Set plumbing systems water flow rates within plus or minus 10 percent.

3.11 REPORTING

A. Initial Construction-Phase Report: Based on examination of the Contract Documents as specified in "Examination" Article, prepare a report on the adequacy of design for systems' balancing devices. Recommend changes and additions to systems' balancing devices to facilitate proper performance measuring and balancing. Recommend changes and additions to HVAC systems and general construction to allow access for performance measuring and balancing devices.

B. Interim Reports: Prepare periodic lists of conditions requiring correction and problems found in systems being tested and balanced. Prepare a separate report for each system and each building floor for systems serving multiple floors.

3.12 FINAL REPORT

A. General: Prepare a certified written report; tabulate and divide the report into separate sections for tested systems and balanced systems.

1. Include a certification sheet at the front of the report's binder, signed and sealed by the certified testing and balancing field supervisor. Report shall be co-signed by the Contractor, attesting that he has reviewed the report, and the report has been found to be complete and accurate.
2. The certification sheet shall be followed by sheet(s) listing items for which balancing objectives could not be achieved. Provide explanation for failure to achieve balancing objectives for each item listed.
3. Include a list of instruments used for procedures, along with proof of calibration.

B. Final Report Contents: In addition to certified field-report data, include the following:
1. Fan curves.
2. Manufacturers' test data.
3. Field test reports prepared by system and equipment installers.
4. Other information relative to equipment performance; do not include Shop Drawings and product data.

C. General Report Data: In addition to form titles and entries, include the following data:

1. Title page.
2. Name and address of the TAB specialist.
3. Project name.
4. Project location.
5. Project Performance Guaranty
6. Architect's name and address.
7. Engineer's name and address.
8. Contractor's name and address.
9. Report date.
10. Signature of TAB supervisor who certifies the report.
11. Table of Contents with the total number of pages defined for each section of the report. Number each page in the report.
12. Summary of contents including the following:

a. Indicated versus final performance.
b. Notable characteristics of systems.
c. Description of system operation sequence if it varies from the Contract Documents.

13. Nomenclature sheets for each item of equipment.
14. Test conditions for fans and pump performance forms including the following:

a. Settings for outdoor-, return-, and exhaust-air dampers.
b. Conditions of filters.
c. Cooling coil, wet- and dry-bulb conditions.
d. Fan drive settings including settings and percentage of maximum pitch diameter.
e. Other system operating conditions that affect performance.

D. System Diagrams: Include schematic layouts of air and hydronic distribution systems. Present each system with single-line diagram and include the following:

1. Quantities of outdoor, supply, return, and exhaust airflows.
2. Duct, outlet, and inlet sizes.
3. Position of balancing devices.

E. Air distribution outlets and inlets shall be shown on keyed plans with designation for each outlet and inlet matching designation used in Contract Documents and TAB test reports. Room numbers shall be included in keyed plans and test reports. Where multiple outlets and inlets are installed within a single room, a designation shall be assigned and listed for each outlet and inlet in addition to room number.

F. Test Reports – General:

1. All test reports containing air or liquid flow data shall record flow values prior to system adjustment in addition to required data listed for each test report.

G. Gas- and Oil-Fired Heat Apparatus Test Reports: In addition to manufacturer's factory startup equipment reports, include the following:

1. Unit Data:

a. System identification.
b. Location.
c. Make and type.
d. Model number and unit size.
e. Manufacturer's serial number.
f. Fuel type in input data.
g. Output capacity in Btu/h.
h. Ignition type.
i. Burner-control types.
j. Motor horsepower and rpm.
k. Motor volts, phase, and hertz.
l. Motor full-load amperage and service factor.

m. Sheave make, size in inches, and bore.
n. Center-to-center dimensions of sheave, and amount of adjustments in inches.

2. Test Data (Indicated and Actual Values):

a. Total air flow rate in cfm.
b. Entering-air temperature in deg F.
c. Leaving-air temperature in deg F.
d. Air temperature differential in deg F.
e. Entering-air static pressure in inches wg.
f. Leaving-air static pressure in inches wg.
g. Air static-pressure differential in inches wg.
h. Low-fire fuel input in Btu/h.
i. High-fire fuel input in Btu/h.
j. Manifold pressure in psig.
k. High-temperature-limit setting in deg F.
l. Operating set point in Btu/h.
m. Motor voltage at each connection.
n. Motor amperage for each phase.
o. Heating value of fuel in Btu/h.

H. Fan Test Reports: For supply, return, and exhaust fans, include the following:

1. Fan Data:

a. System identification.
b. Location.
c. Make and type.
d. Model number and size.
e. Manufacturer's serial number.
f. Arrangement and class.
g. Sheave make, size in inches, and bore.
h. Center-to-center dimensions of sheave, and amount of adjustments in inches.

2. Motor Data:

a. Motor make, and frame type and size.
b. Horsepower and rpm.
c. Volts, phase, and hertz.
d. Full-load amperage and service factor.
e. Sheave make, size in inches, and bore.
f. Center-to-center dimensions of sheave, and amount of adjustments in inches.
g. Number, make, and size of belts.

3. Test Data (Indicated and Actual Values):

a. Total airflow rate in cfm.
b. Total system static pressure in inches wg.
c. Fan rpm.
d. Discharge static pressure in inches wg.

e. Suction static pressure in inches wg.

I. Round, Flat-Oval, and Rectangular Duct Traverse Reports: Include a diagram with a grid representing the duct cross-section and record the following:

1. Report Data:

a. System and air-handling-unit number.
b. Location and zone.
c. Traverse air temperature in deg F.
d. Duct static pressure in inches wg.
e. Duct size in inches.
f. Duct area in sq. ft..
g. Indicated air flow rate in cfm.
h. Indicated velocity in fpm.
i. Actual air flow rate in cfm.
j. Actual average velocity in fpm.
k. Barometric pressure in psig.

J. Air-Terminal-Device Reports:

1. Unit Data:

a. System and air-handling unit identification.
b. Location and zone.
c. Apparatus used for test.
d. Area served.
e. Make.
f. Number from system diagram.
g. Type and model number.
h. Size.
i. Effective area in sq. ft.

2. Test Data (Indicated and Actual Values):

a. Air flow rate in cfm.
b. Air velocity in fpm.
c. Preliminary air flow rate as needed in cfm.
d. Preliminary velocity as needed in fpm.
e. Final air flow rate in cfm.
f. Final velocity in fpm.
g. Space temperature in deg F.

K. Instrument Calibration Reports:

1. Report Data:

a. Instrument type and make.
b. Serial number.
c. Application.

d. Dates of use.
e. Dates of calibration.

3.13 INSPECTIONS

A. Initial Inspection:

1. After testing and balancing are complete, operate each system and randomly check measurements to verify that the system is operating according to the final test and balance readings documented in the final report.
2. Check the following for each system:

a. Measure airflow of at least 10 percent of air outlets.
b. Measure water flow of at least 5 percent of terminals.
c. Measure room temperature at each thermostat/temperature sensor. Compare the reading to the set point.
d. Verify that balancing devices are marked with final balance position.
e. Note deviations from the Contract Documents in the final report.

B. Final Inspection:

1. After initial inspection is complete and documentation by random checks verifies that testing and balancing are complete and accurately documented in the final report, request that a final inspection be made by Construction Manager.
2. The TAB specialist's test and balance engineer shall conduct the inspection in the presence of Construction Manager.
3. Construction Manager shall randomly select measurements, documented in the final report, to be rechecked. Rechecking shall be limited to either 10 percent of the total measurements recorded or the extent of measurements that can be accomplished in a normal 8-hour business day.
4. If rechecks yield measurements that differ from the measurements documented in the final report by more than 10 percent, the measurements shall be noted as "FAILED."
5. If the number of "FAILED" measurements is greater than 10 percent of the total measurements checked during the final inspection, the testing and balancing shall be considered incomplete and shall be rejected.

C. TAB Work will be considered defective if it does not pass final inspections. If TAB Work fails, proceed as follows:

1. Recheck all measurements and make adjustments. Revise the final report and balancing device settings to include all changes; resubmit the final report and request a second final inspection.
2. If the second final inspection also fails, Owner may contact the TAB specialists' governing organization for remedial action by the governing organization under the workmanship and performance warranty. See article, Warranty.
3. If remedial action is not provided by the TAB specialists' governing organization in a timely manner, Owner may contract the services of another TAB specialist to complete the TAB Work according to the Contract Documents and deduct the cost of the services from the original TAB specialists' final payment.

D. Prepare test and inspection reports.

3.14 ADDITIONAL TESTS

A. Seasonal Periods: If initial TAB procedures were not performed during near-peak summer and winter conditions, perform additional TAB during near-peak summer and winter conditions.

END OF SECTION 230593

SECTION 23 09 23 - DIRECT DIGITAL CONTROL SYSTEM FOR HVAC

PART 1 - GENERAL

1.1 WORK INCLUDED

A. Alerton BACnet Energy Management System (EMS) as specified herein to tie into and match the Oak Grove Union High School District current Energy Management System Standard. The operator's workstation, all building controllers, application controllers, and all input/output devices shall communicate using the protocols and network standards as defined by ANSI/ASHRAE Standard 135-2008, BACnet. In other words, all workstations and controllers, including unitary controllers, shall be native BACnet devices. No gateways shall be used for communication to controllers installed under this section. Gateways may be used for communication to existing systems or to systems installed under other sections.

B. The native BACnet EMS shall be as specified herein and consist of a high-speed, peer-to-peer local area network of DDC controllers connected to a dedicated Server PC and other client workstation PC's and Lap Top computers as specified. All HVAC and/or Electrical system points monitored and controlled by the EMS, including the building floor plans as well as all control devices, will be depicted by point-and-click graphics.

C. Provide all necessary BACnet-compliant hardware and software to meet the system's functional specifications. Provide Protocol Implementation Conformance Statement (PICS) for Windows-based control software and every controller in system, including unitary controllers. All controller devices must be BTL tested and listed by the official BACnet Testing Laboratory, having the BTL approval mark issued.

D. All devices in this new project facility location shall be accessible from a single graphical user interface.

E. Prepare individual hardware layouts, interconnection drawings, and software configuration from project design data.

F. Design, provide, and install all equipment cabinets, panels, data communication network cables needed, and all associated hardware.

G. Furnish and install the required software to produce a complete and operational native BACnet EMS as specified herein.

H. Provide complete manufacturer's specifications for all items that are supplied. Include vendor name of every item supplied.

I. Provide supervisory specialists, including a dedicated project manager, and technicians throughout the duration of the project to assist in all phases of EMS system installation, startup, and commissioning.

J. Provide a comprehensive operator and technician training program as described herein.

K. Provide as-built documentation, operator's terminal software, diagrams, and all other associated project operational documentation (such as technical manuals) on approved media, the sum total of which accurately represents the final system.

1.2 SYSTEM DESCRIPTION

A. A distributed logic control system complete with all software and hardware functions shall be provided and installed. System shall be completely based on ANSI/ASHRAE Standard 135-2008, BACnet and achieved listing under the BACnet Testing Laboratories BACnet - Advanced Workstation Software (B-AWS). This system is to control all mechanical equipment, including all unitary equipment such as heat pumps, fan-coils, AC units, etc., and all air handlers, boilers, cooling towers, and any other listed equipment using native BACnet-compliant components. Non-BACnet-compliant or proprietary equipment or systems (including gateways) shall not be acceptable and are specifically prohibited.

B. Operator's workstation software shall be 64-bit operating system running Windows 7, Windows 8, Windows 8.1 or Windows 10 as the computer operating system. The Energy Management System (EMS) application program shall be written to communicate specifically utilizing BACnet protocols. Software functions delivered on this project shall include password protection, scheduling (including optimum start), alarming, logging of historical data, full graphics including animation, after-hours billing program, demand limiting, and a full suite of field engineering tools including graphical programming and applications. Systems using operating systems other than that described above are strictly prohibited. All software required to program EMS application specific controllers and all field level devices and controllers will be left with the owner. All software passwords required to program and make future changes to the system will also become the property of the owner. All software required to make any program changes anywhere in the system, along with scheduling and trending applications, will be left with the owner. All software passwords required to program and make future changes to schedules, trends and related program changes will also become the property of the owner. All software required for all field engineering tools including graphical programming and applications will be left with the owner. All software passwords required to program and make future changes to field engineering tools, including graphical programming and applications will be left with the owner.

C. Building controllers shall include complete energy management software, including scheduling building control strategies with optimum start and logging routines. All energy management software and firmware shall be resident in field hardware and shall not be dependent on the operator's terminal. Operator's terminal software is to be used for access to field-based energy management functions only. Provide zone-by-zone direct digital logic control of space temperature, scheduling, runtime accumulation, equipment alarm reporting, and override timers for after-hours usage.

D. All application controllers for every terminal unit (HP, UV, etc.), air handler, all central plant equipment, and any other piece of controlled equipment shall be fully programmable. Application controllers shall be mounted next to controlled equipment and communicate with building controller through BACnet LAN.

E. System Architecture

1. EMS Contractor shall utilize Owner's IT WAN for connection from BACnet Server to all Global Controllers furnished and installed as part of this project. Connection shall be by way of BACnet/IP as defined in Addendum A (Annex J) of the ANSI/ASHRAE Standard for BACnet. Connection between all Integration Level Global Controllers, the BACnet Server and any client work stations (PC's or Lap Tops) shall be high-speed, peer-to-peer Ethernet as per Standard IEEE802.3. Owner shall furnish and maintain IT WAN infrastructure.
2. EMS Contractor shall provide and install a dedicated MS/TP LAN extending from all Global Controller's to distributed field level controller BACnet devices.
3. Distributed field level controllers are responsible for directly controlling and monitoring HVAC and Electrical system points throughout the facility.
4. The BACnet Server hosts system configurations, programming databases and stores all trendlog data. The Server maintains all backup files for system configuration and programming located on Global Controller's and field level controllers and is capable of directly uploading or downloading information from the controllers.
5. An operator's workstation and/or any designated portable operator's terminal (if specified) shall be used as a graphical user interface to provide system supervision, management report generation and alarm annunciation.

1.3 APPROVED MANUFACTURERS

A. Approved Control Manufacturers:

1. Alerton – Ascent Compass; no substitution.

1.4 QUALITY ASSURANCE

A. The Contractor shall be regularly engaged in the manufacturing, installation and maintenance of EMS systems and shall have demonstrated technical expertise and experience in the manufacture, installation and maintenance of EMS systems similar in size and complexity to this project.

B. The EMS system shall be designed, installed, commissioned, and serviced by manufacturer-authorized and trained personnel. System provider shall have an in-place support facility within 50 miles of the site with technical staff, spare parts inventory and necessary test and diagnostic equipment.

C. To provide the level of support and response required by the Owner, the Energy Management System Contractor shall have a fully staffed service department with the following minimum personnel and service offerings:

1. Minimum of 1 (one) Dedicated Support Technician located at a fixed location with access to a network for remote access to the site.
2. Minimum of 1 (one) Dedicated Service Dispatcher to route calls and prioritize service response.
3. Minimum of 5 (five) Dedicated Field Service Technicians. To ensure that there are personnel available to respond to service requests in a timely manner, these technicians are to be dedicated to service and not used on construction projects.

4. Maintain a 24/7 Service Call Center staffed by live operators enabling immediate response to Owner's critical emergency EMS concerns.

D. The EMS Contractor shall provide an on-site, experienced project manager for this work who is responsible for direct supervision of the installation, start up and commissioning of the EMS system.

E. EMS Contractor shall have a proven record of successful native BACnet installations and maintenance of equivalent native BACnet systems for a minimum period of 5 years utilizing the same native BACnet manufacturer's product line that the Contractor proposes to use on this project.

F. Materials and equipment shall be manufacturer's latest standard design that complies with the specification requirements.

G. All BAS peer-to-peer network controllers, central system controllers and local user displays shall be UL Listed under Standard UL 916, category PAZX.

H. All electronic equipment shall conform to the requirements of FCC Regulation, Part 15, Governing Radio Frequency Electromagnetic Interference and be so labeled.

1.5 REFERENCE STANDARDS

A. The latest edition of the following standards and codes in effect and amended as of supplier's proposal date, and any applicable subsections thereof, shall govern design and selection of equipment and material supplied:

1. American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE).
2. ANSI/ASHRAE Standard 135-2008, BACnet.
3. California Building Code (CBC), including local amendments.
4. UL 916 Underwriters Laboratories Standard for Energy Management Equipment. Canada and the US.
5. National Electrical Code (NEC).
6. FCC Part 15, Subpart J, Class A.
7. EMC Directive 89/336/EEC (European CE Mark).
8. UL-864 UUKL listing for Smoke Controls for any equipment used in smoke control sequences.

B. City, county, state, and federal regulations and codes in effect as of contract date.

C. Except as otherwise indicated, the system supplier shall secure and pay for all permits, inspections, and certifications required for his work, and arrange for necessary approvals by the governing authorities.

1.6 SUBMITTALS

A. Drawings

1. The system supplier shall submit engineered drawings, control sequence, and bill of materials for approval.
2. Drawings shall be submitted in the following standard sizes: 11” x 17” (ANSI B).
3. Eight (8) complete sets (copies) of submittal drawings shall be provided.
4. Drawings shall be available on CD-ROM.

B. System Documentation

1. Include the following in submittal package:

a. System configuration diagrams in simplified block format.
b. All input/output object listings and an alarm point summary listing.
c. Electrical drawings that show all system internal and external connection points, terminal block layouts, and terminal identification.
d. Complete bill of materials, valve schedule and damper schedule.
e. Manufacturer's instructions and drawings for installation, maintenance, and operation of all purchased items.
f. Overall system operation and maintenance instructions—including preventive maintenance and troubleshooting instructions.
g. For all system elements—building controller(s), application controllers, routers, and repeaters—provide BACnet Protocol Implementation Conformance Statements (PICS) as per ANSI/ASHRAE Standard 135-2001.
h. Provide complete description and documentation of any proprietary (non-BACnet) services and/or objects used in the system.
i. A list of all functions available and a sample of function block programming that shall be part of delivered system.

1.7 WARRANTY

A. Warranty shall cover all costs for parts, labor, associated travel, and expenses for a period of one (1) year from completion of system acceptance.

B. Extended Warranty – Years 2 to 5. For Characterized Control Valves (CCV), Globe Valves, Butterfly Valves, associated Valve Actuators and Damper Actuators, provide like kind replacement components for any defective material identified and returned in Years 2 to 5 from the date of system acceptance.

C. Hardware and software personnel supporting this warranty agreement shall provide on-site or off-site service in a timely manner after failure notification to the vendor.

D. This warranty shall apply equally to both hardware and software. This warranty shall apply equally to both hardware and software.

1.8 RELATED WORK IN OTHER SECTIONS

A. Refer to Division 01 sections for related contractual requirements.

B. Refer to Section 23 00 50 for Basic HVAC Materials and Methods.

C. Refer to Section 26 00 00 for General Electrical Provisions.

PART 2 - PRODUCTS

2.1 CONTROL PROGRAMMING SOFTWARE

A. All DDC programming throughout the EMS network shall adhere to the following standards:

1. Programming on all controllers must be completely operator definable and modifiable and must use a single common programming language for all control devices. Use of pre-canned, factory burned-in DDC programming on controllers is not acceptable and is grounds for rejection of EMS system.
2. Programming shall be developed in an object-oriented graphical programming environment. Line by line code programming is specifically prohibited and is not acceptable.
3. Programming must accommodate all written sequences of operations.
4. Programming shall be modifiable from any server PC, operator console PC and/or portable laptop PC workstation without requiring the burning of new chips or having to directly access the local controller. Software shall accommodate the downloading of programming via established network Ethernet or modem connections.
5. Programming must support the use of virtual software points in the same manner as all physical points are supported.
6. All programming points, virtual or real, for any specific device in the entire EMS network shall be accessible to all other network devices at any given time, regardless of physical location.
7. All programming shall adhere to the BACnet protocols for Standard Command Priorities.
8. Programming software must include a pre-developed cohesive PID (proportional-integral-derivative) algorithm whereby a user can adjust gain and anti-windup coefficients accordingly to effectively accomplish advanced sequence of operation requirements.

2.2 ADVANCED APPLICATION CONTROLLERS

A. Provide one or more native BACnet advanced application controllers for HVAC equipment requiring DDC standalone control independent of building control module operation. All controllers shall interface to building controller through either MS/TP LAN using BACnet protocol, or Ethernet LAN using BACnet over Ethernet or BACnet TCP/IP. No gateways shall be used. Controllers shall include input, output and self-contained logic program as needed for complete control of units. Controllers shall be fully programmable using graphical programming blocks. Programming tool shall be resident on operator workstation and be the same tool as used for the building controller. No auxiliary or non-BACnet controllers shall be used.

B. BACnet Conformance

1. Application controllers shall be approved by the BTL as meeting the BACnet Advanced Application Controller requirements.
2. Please refer to section 22.2, BACnet Functional Groups, in the BACnet standard, for a complete list of the services that must be directly supported to provide each of the functional groups listed above. All proprietary services, if used in the system, shall be thoroughly documented and provided as part of the submittal data. All necessary tools shall be supplied for working with proprietary information.
3. Standard BACnet object types supported shall include, as a minimum, Analog Input, Analog Output, Analog Value, Binary Input, Binary Output, Binary Value, Multi-state Values, Device, File, and Program object types. All proprietary object types, if used in the system, shall be thoroughly documented and provided as part of the submittal data. All necessary tools shall be supplied for working with proprietary information.

C. Application controllers shall include universal inputs with 12-bit resolution that accept 3K and 10K thermistors, 0–10VDC, Platinum 1000 Ohm RTD, 0–5VDC, 4–20mA and dry contact signals. Any input on a controller may be either analog or digital with a minimum of three (3) inputs that accept pulses. Controller shall also include support and modifiable programming for interface to intelligent room sensor with digital display. Controller shall include binary and analog outputs on board. Analog outputs with 12-bit resolution shall support either 0–10VDC or 0–20mA. Binary outputs shall have LED indication of status. Software shall include scaling features for analog outputs. Application controller shall include 20VDC voltage supply for use as power supply to external sensors.

1. All outputs must have on-board Hand-Off-Auto (HOA) switches and a status indicator light. HOA switch position shall be monitored. Each analog output shall include a potentiometer for manually adjusting the output when the HOA switch is in the Hand position. The position of each and every HOA switch shall be available system wide as a BACnet object property.

D. All program sequences shall be stored on board application controller in EEPROM. No batteries shall be needed to retain logic program. All program sequences shall be executed by controller up to 20 times per second (minimum of 10 times per second) and capable of multiple PID loops for control of multiple devices. All calculations shall be completed using floating-point math and system shall support display of all information in floating-point nomenclature at operator's terminal.

1. The following control blocks shall be supported:

    a. Natural Log
    b. Exponential
    c. Log base 10
    d. X to the power of Y
    e. Nth square root of X
    f. 5th Order Polynomial Equations
    g. Astronomical Clock (sunrise/sunset calculation)
    h. Time-based schedules

E. Programming of application controller shall be completely modifiable in the field over installed BACnet LANs or remotely using modem interface. Operator shall program logic sequences by graphically moving function blocks on screen and tying blocks together on

screen. Application controller shall be programmed using programming tools as described in operator's terminal section.

F. Application controller shall include support for intelligent room sensor (see Section 2.9.B.) Display on intelligent room sensor shall be programmable at application controller and include an operating mode and a field service mode. All button functions and display data shall be programmable to show specific controller data in each mode, based on which button is pressed on the sensor. See sequence of operation for specific display requirements at intelligent room sensor.

G. Schedules

1. The controller shall support a minimum of three (3) BACnet Schedule Objects and have a real-time clock on board with battery backup to maintain time through a power loss.

H. Logging Capabilities

1. Controller shall support a minimum of 50 trendlogs. Any object in the controller (real or calculated) may be logged. Sample time interval shall be adjustable at the operator's workstation.
2. Controller shall periodically upload trended data to system server for long-term archiving if desired. Archived data stored in (MS Jet Database or SQL) database form and shall be available for use in third-party spreadsheet or database programs.

I. Alarm Generation

1. Alarms may be generated within the controller for any object change of value or state (either real or calculated). This includes things such as analog object value changes, and binary object state changes.
2. Alarm log shall be provided for alarm viewing. Log may be viewed on-site at the operator's terminal or off-site using remote communications.
3. Controller must be able to handle up to 25 alarm setups stored as BACnet event enrollment objects, with system destination and actions individually configurable.

J. The controller processor shall be a 32-bit processor.

K. The packaging of the controller shall provide operable doors to cover the terminals once installation is complete. The housing of the controller shall provide for DIN rail mounting and also fully enclose circuit board.

2.3 APPLICATION SPECIFIC CONTROLLERS

A. Provide one (1) native BACnet application controller for each piece of unitary mechanical equipment that adequately covers all objects listed in object list for unit. All controllers shall interface to building controller through MS/TP LAN using BACnet protocol. No gateways shall be used. Controllers shall include input, output and self-contained logic program as needed for complete control of unit.

B. BACnet Conformance

1. Application controllers shall, as a minimum, support MS/TP BACnet LAN types. They shall communicate directly using this BACnet LAN at 9.6, 19.2, 38.4 and 76.8 Kbps, as a native BACnet device. Application controllers shall be approved by the BTL as meeting the BACnet Application Specific Controller requirements and support all BACnet services necessary to provide the following BACnet functional groups:

    a. Files Functional Group
    b. Reinitialize Functional Group
    c. Device Communications Functional Group

2. Please refer to Section 22.2, BACnet Functional Groups in the BACnet standard, for a complete list of the services that must be directly supported to provide each of the functional groups listed above. All proprietary services, if used in the system, shall be thoroughly documented and provided as part of the submittal data. All necessary tools shall be supplied for working with proprietary information.
3. Standard BACnet object types supported shall include, as a minimum, Analog Input, Analog Output, Analog Value, Binary Input, Binary Output, Binary Value, Device, File, and Program Object Types. All proprietary object types, if used in the system, shall be thoroughly documented and provided as part of the submittal data. All necessary tools shall be supplied for working with proprietary information.

C. Application controllers shall include universal inputs with 10-bit resolution that can accept 3K and 10K thermistors, 0–5VDC, 4–20mA, dry contact signals and a minimum of three (3) pulse inputs. Any input on controller may be either analog or digital. Controller shall also include support and modifiable programming for interface to intelligent room sensor. Controller shall include binary outputs on board with analog outputs as needed.

D. All program sequences shall be stored on board controller in EEPROM. No batteries shall be needed to retain logic program. All program sequences shall be executed by controller 10 times per second and shall be capable of multiple PID loops for control of multiple devices. Programming of application controller shall be completely modifiable in the field over installed BACnet LANs or remotely through modem interface. Operator shall program logic sequences by graphically moving function blocks on screen and tying blocks together on screen. Application controller shall be programmed using same programming tools as building controller and as described in operator workstation section. All programming tools shall be provided and installed as part of system.

E. Application controller shall include support for intelligent room sensor (see Section 2.9.B.) Display on room sensor shall be programmable at controller and include an operating mode and a field service mode. All button functions and display data shall be programmable to show specific controller data in each mode based on which button is pressed on the sensor. See sequence of operation for specific display requirements at intelligent room sensor.

2.4 AUXILIARY CONTROL DEVICES

A. Temperature Sensors

1. All temperature sensors to be solid-state electronic, interchangeable with housing appropriate for application. Wall sensors to be installed as indicated on drawings.

Mount 48 inches above finished floor. Duct sensors to be installed such that the sensing element is in the main air stream. Immersion sensors to be installed in wells provided by control contractor, but installed by mechanical contractor. Immersion wells shall be filled with thermal compound before installation of immersion sensors. Outside air sensors shall be installed away from exhaust or relief vents, not in an outside air intake, and in a location that is in the shade most of the day.

B. Intelligent Room Sensor with Touch Screen

1. Hardware

a. Room sensor shall include:

1) Backlit touch screen LCD digital display
2) Temperature sensor
3) Humidity Sensor
4) Programmable Status Light indicator
5) CO2 Sensor (as scheduled on prints)

b. Temperature sensor shall be a Uni-Cuve Type II thermstor with an accuracy of +/- 0.36 °F (0.2 °C) at calibration point over the range of 32-158 °F or better.
c. Humidity sensor shall have an accuracy of +/-3% from 10-90% relative humidity or better.
d. The intelligent room sensor's Smart Light shall have a minimum of four colors (Blue, Red, Amber and Green) that will cast a glow onto the wall below the sensor to be used as visual indicator to the occupants of the condition of the system. The color and on/off state of smart light shall be fully programmable.
e. CO2 Sensor shall have an accuracy of +/- 30 ppm over the range of 0-5000 ppm or better.
f. CO2 sensor shall utilize Automatic Baseline Correction to maintain sensor calibration without need for manual calibration.
g. The user shall interact with the smart sensor using a touch screen, with no buttons allowed.
h. The intelligent room sensor shall have provisions for a tamper proof installation requiring tools to be removed from the wall.
i. The touch screen shall have a surface hardness of Mohs 7 or greater to prevent being easily scratched.
j. Controller shall function as room control unit and allow occupant to raise and lower setpoint, and activate terminal unit for override use—all within limits as programmed by building operator.

2. Display Content

a. The intelligent room sensor shall simultaneously display room setpoint, room temperature, and outside temperature at each controller.
b. The intelligent room sensor shall have the ability to add or remove from the display time-of-day, room humidity, and indoor air temp to customize the view for the customer.
c. The intelligent room sensor must have the capability to show temperatures in degrees Fahrenheit or degrees Centigrade.

d. A communication loss or improper communications wiring shall be displayed on the LCD screen to aid in trouble shooting.
e. Information about the version of firmware shall be displayable on the LCD screen.
f. A cleaning mode will be provided to allow for the touch screen to be cleaned without inadvertently making changes to system parameters.
g. The intelligent room sensor shall have the ability to display the status of a lighting zone status and control the on/off state of the zone from the touch screen using a tenant accessible display page.
h. The intelligent room sensor shall have the ability to display the status of a window zone (e.g. blinds) and control the on/off state of the zone from the touch screen using a tenant accessible display page.
i. After Hours Override shall:

1) Override time may be set and viewed in 30 minute increments.
2) Override time countdown shall be automatic, but may be reset to zero by occupant from the sensor.
3) Time remaining shall be displayed.
4) Display shall show the word "OFF" in unoccupied mode unless a function button is pressed.

3. Other Modes

a. The intelligent room sensor shall also allow service technician access to hidden functions for advanced system configuration. This functionality shall be accessed protected with a configurable pin number.
b. Field service mode shall allow access to common parameters as dictated by the application's sequence of operations. The parameters shall be viewed and set from the intelligent room sensor with no computer or other field service tool needed.
c. Balance mode shall, if intelligent room sensor is connected to VAV controller, allow a VAV box to be balanced and all air flow parameters viewed. The balancing parameters shall be viewed and set from the intelligent room sensor with no computer or other field service tool needed.

4. Intelligent Room Sensor shall be in compliance of the following:

a. UL Standard for Safety 916
b. FCC Part 15.107 & 109, Class B, CFR47-15
c. EMC Directive 89/336/EEC (European CE Mark).

C. Wall Sensor

1. Standard wall sensor shall use solid-state sensor identical to intelligent room sensor and shall be packaged in aesthetically pleasing enclosure. Sensor shall provide override function, warmer/cooler lever for set point adjustment and port for plug-in of Field Service Tool for field adjustments. Override time shall be stored in controller and be adjustable on a zone-by-zone basis. Adjustment range for warmer/cooler lever shall also be stored in EEPROM on controller. All programmable variables shall be available to field service tool through wall sensor port.

2.5 ELECTRONIC ACTUATORS AND VALVES

A. Quality Assurance for Actuators and Valves

1. UL Listed Standard 873 and C.S.A. Class 4813 02 certified.
2. NEMA 2 rated enclosures for inside mounting, provide with weather shield for outside mounting.
3. Five-year manufacturer's warranty. Two-year unconditional and three-year product defect from date of installation.

B. Actuators for dampers shall be electric unless otherwise specified, provide actuators as follows:

1. UL Listed Standard 873 and Canadian Standards Association Class 481302 shall certify actuators.
2. NEMA 2 rated actuator enclosures for inside mounting. Use additional weather shield to protect actuator when mounted outside.
3. Five-year manufacturer's warranty. Two-year unconditional and three-year product defect from date of installation.
4. Mechanical spring shall be provided when specified. Capacitors or other non-mechanical forms of fail-safe are not acceptable.
5. Position indicator device shall be installed and made visible to the exposed side of the actuator. For damper short shaft mounting, a separate indicator shall be provided to the exposed side of the actuator.
6. Overload Protection: Actuators shall provide protection against actuator burnout by using an internal current limiting circuit or digital motor rotation sensing circuit. Circuit shall insure that actuators cannot burn out due to stalled damper or mechanical and electrical paralleling. End switches to deactivate the actuator at the end of rotation are acceptable only for butterfly valve actuators.
7. A pushbutton gearbox release shall be provided for all non-spring actuators.
8. Modulating actuators shall be 24 VAC and consume 10 VA power or less.
9. Conduit connectors are required when specified and when code requires it.

C. Damper Actuators

1. Economizer actuators shall utilize analog control 2–10 VDC; floating control is not acceptable.
2. Electric damper actuators (including VAV box actuators) shall be direct shaft-mounted and use a V-bolt and toothed V-clamp causing a cold weld effect for positive gripping. Single bolt or set-screw type fasteners are not acceptable.
3. One (1) electronic actuator shall be direct shaft-mounted per damper section. No connecting rods or jackshafts shall be needed. Small outside air and return air economizer dampers may be mechanically linked together if one (1) actuator has sufficient torque to drive both and damper drive shafts are both horizontal installed.
4. Multi-section dampers with electric actuators shall be arranged so that each damper section operates individually. One (1) electronic actuator shall be direct shaft-mounted per damper section. (See below execution section for more installation details.)

2.6 ENCLOSURES

A. All controllers, power supplies and relays shall be mounted in enclosures.

B. Enclosures may be NEMA 1 when located in a clean, dry, indoor environment. Indoor enclosures shall be NEMA 12 when installed in other than a clean environment. Outdoor enclosures must be either NEMA 3R or NEMA 4.

C. All temperature control panels shall be fabricated in a UL-listed panel shop. Field assembled temperature control panels are not allowed.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Prior to starting work, carefully inspect installed work of other trades and verify that such work is complete to the point where work of this section may properly commence.

B. Notify the owner’s representative in writing of conditions detrimental to the proper and timely completion of the work.

C. Do not begin work until all unsatisfactory conditions are resolved.

3.2 INSTALLATION (GENERAL)

A. Install in accordance with manufacturer's instructions.

B. Provide all miscellaneous devices, hardware, software, interconnections, installation, and programming required to ensure a complete operating system in accordance with the sequences of operation and point schedules.

3.3 LOCATION AND INSTALLATION OF COMPONENTS

A. Locate and install components for easy accessibility; in general, mount 48 inches above floor with minimum three (3) feet of clear access space in front of units. Obtain approval on locations from owner’s representative prior to installation.

B. All instruments, switches, transmitters, etc., shall be suitably wired and mounted to protect them from vibration, moisture, and high or low temperatures.

C. Identify all equipment and panels. Provide permanently mounted tags for all panels.

D. Provide stainless steel or brass thermowells suitable for respective application and for installation under other sections, and sized to suit pipe diameter without restricting flow.

3.4 INTERLOCKING AND CONTROL WIRING

A. Provide all interlock and control wiring associated with the EMS system. All wiring shall be installed neatly and professionally, in accordance with all national, state and local electrical codes.

B. Provide wiring as required by functions as specified and as recommended by equipment manufacturers, to serve specified control functions. Provide shielded low capacitance wire for all communications trunks.

C. Control wiring shall not be installed in power circuit raceways. Magnetic starters and disconnect switches shall not be used as junction boxes. Provide auxiliary junction boxes as required. Coordinate location and arrangement of all control equipment with the owner's representative prior to rough-in.

D. Provide auxiliary pilot duty relays on motor starters as required for control function.

E. Provide power for all control components from nearest electrical control panel or as indicated on the electrical drawings; coordinate with electrical contractor.

F. All control wiring in mechanical, electrical, telephone and boiler rooms to be installed in raceways. All other control wiring to be installed without conduit neatly and inconspicuously per local code requirements.

3.5 DDC OBJECT TYPE SUMMARY

A. Provide all database generation.

B. Displays

1. System displays shall show all analog and binary object types within the system. They shall be logically laid out for easy use by the owner. Provide outside air temperature indication on all system displays associated with economizer cycles.

C. Run Time Totalization

1. At a minimum, run time totalization shall be incorporated for each monitored supply fan, return fan, exhaust fan, hot water and chilled water pumps. Warning limits for each point shall be entered for alarm and or maintenance purposes.

D. Trendlog

1. All binary and analog object types (including zones) shall have the capability to be automatically trended.

E. Alarm

1. All analog inputs (High/Low Limits) and selected binary input alarm points shall be prioritized and routed (locally or remotely) with alarm message per owner's requirements.

F. Database Save

1. Provide backup database for all standalone application controllers on disk.

3.6 FIELD SERVICES

A. Prepare and start logic control system under provisions of this section.

B. Start up and commission systems. Allow sufficient time for startup and commissioning prior to placing control systems in permanent operation.

C. Provide the capability for off-site monitoring at control contractor's local or main office. At a minimum, off-site facility shall be capable of system diagnostics and software download. Owner shall provide phone line for this service for one (1) year or as specified.

D. Provide owner's representative with spare parts list. Identify equipment critical to maintaining the integrity of the operating system.

3.7 TRAINING

A. Provide application engineer to instruct owner in operation of systems and equipment.

B. Provide system operator’s training to include (but not be limited to) such items as the following: modification of data displays, alarm and status descriptors, requesting data, execution of commands and request of logs. Provide this training to a minimum of three persons.

C. Provide on-site training above as required, 24 hours as part of this contract.

3.8 DEMONSTRATION

A. Demonstrate complete operating system to owner's representative.

B. Provide certificate stating that control system has been tested and adjusted for proper operation.

END OF SECTION 23 09 23

SECTION 26 05 10
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 1 and apply to all Sections of Division 16.

1.03 SUBMITTALS

A. As specified in Division 1. 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 contact 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 is 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 posses 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 DRAWINGS

A. Drawings: The electrical Drawings shall govern the general layout of the completed construction.

1. Locations of equipment, panels, pull boxes, 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. This 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 1.

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, conduits, 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 to 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.

C. Utility Company charges shall be paid by the Owner.

D. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.

D. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.

E. 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 1

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 1 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. The project work area does not contain asbestos materials. However, if a work area is encountered that does contain asbestos materials, the contractor is advised to coordinate with the owner and it's asbestos abatement consultant all measures necessary to provide installation of conduit, and hangers. All asbestos containing materials related work shall conform to the directions given by the owner. Nothing herein shall be construed to create a liability for American Consulting Engineers regarding asbestos abatement measures.

1.12 ACCESS PANELS AND 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 these specifications, shown on drawings and or details or on other Divisions of work, these requirements shall supersede these specifications.

D. Approved Manufacturers: Subject to compliance with requirements under Architectural Specifications, Milcor, Karp, Nystrom or Cesco.

1. Milcor Style K (plaster)

2. Milcor Style DW (gypsum board)

3. Milcor Style M (masonry)

4. Milcor Style “Fire Rated” where required.

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 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 Standard of Installation Manual and 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 2.5 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC Title 24, part 2,Volume 2 of 2, Section 1615.10.10 and Section 1615.10.14.

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 TESTS

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 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 Builts: At the completion of the Work the Contractor shall review, certify, correct and turn over the marked up Drawings to the Architect.

9. As-Built drawings for power, lighting and other portions of the scope shall also be recorded. Upon completion, "As-built" documentation shall show actual device locations and device identifications as installed and labeled, including wiring layout. The contractor shall provide one (1) hardcopy set of drawing documents and the other set in electronic CAD file representing actual as-builts. CAD files shall be AutoCAD 2000 format. Obtaining CAD files from the Architect/District shall be charged with $150/sheet.

10. 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 voltage controls.

D. Automatic line voltage controls and magnetic starters unless otherwise noted, shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical 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 conduits, boxes, wiring and controls shall be by the Mechanical and/or Plumbing Contractor.

F. 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.

3.09 ACCESS DOORS

A. The Electrical Contractor shall furnish and install access doors wherever required whether shown or not for easy maintenance of electrical systems: As an example, fire alarm devices, controls, junction boxes, etc. Access doors shall provide for complete access to equipment for both removal and replacement of equipment.

END OF SECTION

SECTION 26 05 19
LOW 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. Section 26 05 33 - Conduits, Raceways and Fittings.

2. Section 26 05 34 - Junction and Pull Boxes.

1.03 SUBMITTALS

A. In accordance with Division 1.

B. Submit complete material list with the manufacturer's specifications and published descriptive literature for all materials proposed for use.

1.04 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 insullation.Minimum power and control wire size shall be No. 12 AWG unless otherwise noted.

B. Conductors shall be stranded except that sizes #10 and smaller for receptacle circuits shall be solid and of the sizes indicated.

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.

B. Insulation Marking - All insulated conductors shall be identified with printing colored to contrast with the insulation color.

C. Color Coding - As specified in paragraph 3.03.

D. 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.

E. 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.

F. Manufacturer - Acceptable manufacturers including Cablec, Southwire, or equal.

2.03 **TERMINATIONS**

A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.

B. Cable Termination for Copper - Crimp style two hole NEMA spade terminals designed and rated for copper cable.

C. Wire Terminations - Crimp on ring-tongue terminals, insulated sleeve, of proper size for the wire used.

D. 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 26 05 33 - Conduits Raceway and Fittings.

B. 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.

C. Bending Radius - Cable bending radius shall be per applicable code. Install feeder cables in one continuous length.

D. Equipment Grounding Conductors - Provide an equipment grounding conductor, whether or not it is shown on the Drawings, in all conduits or all raceways.

E. 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.

F. Provide #10awg conductors for all 20 amp 120v branch circuits over 100 feet.

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. Ungrounded conductor colors shall be as follows:

VOLTAGE	208/120V	480/277V
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.

END OF SECTION

SECTION 26 05 26
GROUNDING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The work of this section consists of furnishing, installing, connection and testing of all grounding systems as specified herein and as shown on the Drawings.

1.02 RELATED WORK

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

1. Section 26 05 10 - Electrical General Requirements.

2. Section 26 05 19 - Low Voltage Wire and Cable

1.03 SUBMITTALS: In accordance with Section 26 05 10 Submittals.

A. Submit manufacturer's literature for review.

1.04 STANDARDS AND CODES

A. American Society for Testing and Materials (ASTM) Publication:

1. B8-1986, Standard Specification for Concentric-Lay-Stranded Copper Conductors, Hard, Medium-Hard, or Soft.

2. B228-1988, Copper Clad Steel Conductors Specification.

B. 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.

1.05 QUALITY ASSURANCE

A. Each and every concealed connection must be inspected by the Owner's Representative before it is covered up by the Contractor.

PART 2 - PRODUCTS

2.01 GENERAL

A. The grounding system shall consist of the grounding conductors, ground bus, ground fittings and clamps, and bonding conductors as shown on the Drawings and as required by codes and local authorities.

2.02 SYSTEM COMPONENTS

A. Ground Rods: Ground rods shall be cone pointed copper clad Grade 40 HS steel rods conforming to ASTM B228. The welded copper encased steel rod shall have a conductivity of not less than 27% of pure copper. Rods shall be not less than 3/4-inch in diameter and ten feet long, unless otherwise indicated. Rods longer than ten feet shall be make up of ten foot units joined together with threaded couplings. The manufacturer's trademark shall be stamped near the top.

B. Ground Conductors: Buried conductors shall be medium-hard drawn bare copper; other conductors shall be soft drawn copper. Sizes over No. 6 AWG shall be stranded conforming to ASTM B8. In all conduit runs, a green insulated copper ground wire, sized to comply with codes, shall be installed.

C. Ground Connections: Exposed ground connections shall be high copper alloy bolted pressure types or exothermically welded type as notes. Buried connections shall be either exothermically welded type or approved compression types for connection of copper to copper or copper to steel, as required. Lug for attachment of cables to steel enclosures shall be of the binding post type with a 1/2-13NC stud. Each post shall accommodate cables from #4 AWG to #2/0 AWG.

D. Ground Rod Boxes: Boxes shall be nine-inch diameter precast concrete units with cast iron traffic covers. Units shall be 12 inches deep. Covers shall be embossed with the wording "Ground Rod".

E. Ground Bus: 2” x 1/4” x (length as specified on drawings) copper busbar. Provide isolation stand off bushings. Provide drilled and tapped 3/8” diameter holes on 2 foot centers. Provide “ALCU” lugs and bronze bolts. Connect busbar to main grounding system and bond to metallic domestic cold water pipe with #8 ground conductor.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Ground all equipment, including, but not limited to, panel boards, terminal cabinets and outlet boxes, for which a ground connection is required per the NEC, even though not specifically shown on the Drawings.

B. 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.

C. Provide a ground rod box for each ground rod so as to permit ready access for the connection and/or removal of any pressure connectors to facilitate testing.

D. Where ground rods must be driven to depths over ten feet, increase rod diameter used, sufficiently to prevent the rod from bending or being damaged.

E. Make embedded or buried ground connections, taps and splices with exothermically welded connections or approved compression type connectors.

F. Make connections of grounding conductors to equipment ground buses and enclosures using binding post type connectors.

G. Effectively bond structural steel for buildings to the grounding system, "UFER" ground.

H. Install a ground rod in each primary handhole. Connect the ground conductor installed for each primary duct bank to the ground rod in each handhole. Bond metal conduits to handhole ground rod.

3.02 **TESTING**

A. Conduct ground resistance tests using a ground resistance tester with a scale reading of 25 ohms maximum.

B. Test methods shall conform to IEEE Standard 81 using the three electrode method. Conduct test only after a period of not less than 48 hours of dry weather.

C. Take resistance readings for each ground rod individually and for each system as a whole without benefit of chemical treatment or other artificial means. Ground resistance readings shall not exceed 25 ohms. If readings are not to the Contracting Officer's approval, provide lengthened or additional ground rods (maximum of two additional rods).

D. Furnish to the Owner's Representative a test report with recorded data of each ground rod location and each system.

END OF SECTION

SECTION 26 05 33
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. Section 26 05 35 - Underground Ducts.
2. Section 26 05 19 - Low Voltage Wire and Cable.
3. Section 26 05 34 - Junction and Pull Boxes.

1.03 SUBMITTALS

A. As specified in Division 1.

1. Catalog Data: Provide manufacturer's descriptive literature.
2. Single Submittal: A single complete submittal is required for all products covered by this Section.

PART 2 - PRODUCTS

2.01 CONDUITS, RACEWAYS

A. Electrical Metallic Tubing (EMT) shall be hot-dip galvanized after fabrication. Couplings shall be compression or setscrew 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.

E. The use of “MC Cable shall not be permitted without written approval.

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 compression (watertight) steel type (die-cast zinc or malleable iron type fittings not allowed), or setscrew type for EMT. 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; setscrew 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., Terryvile, 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 exposed, exterior conduit runs provide rigid metal (GRS).

B. For conduit run underground, in concrete or masonry block walls and under concrete slabs, install minimum ¾” 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 3/4-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 270 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, bind or fixture.
3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels and straps.

H. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).

I. 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.

J. Provide a nylon pull cord in each empty raceway.

K. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.

L. 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.

M. Conduits shall be blown out and swabbed prior to pulling wires.

END OF SECTION

SECTION 26 05 34
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. Section 26 05 10 - General Electrical Requirements.

2. Section 26 05 33 - Conduits, Raceway and Fittings.

3. Section 26 05 19 - Low Voltage Wire and Cable.

1.03 Standards and Codes

A. Submit in accordance with the requirements of Section 26 05 10: General Electrical Requirements, the following items:

1. Pull boxes larger than 6"x 6"x 4".

PART 2 - PRODUCTS

2.01 OUTLET BOXES, JUNCTION AND PULL BOXES

A. Standard Outlet Boxes: Galvanized, one-piece die formed or drawn 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 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 controls 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.

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.

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 removable 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 44
IN GRADE PULL BOXES

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The work of this section consists of providing all labor, supervision, tools, materials, and performing all work necessary to furnish and install pre-cast concrete vaults, and pull boxes with necessary excavation.

1.02 RELATED WORK

A. See the following specification sections for work related to the work of this section.
   1. 02200 Excavation and Backfill.
   2. 26 05 43 Underground Ducts.

1.03 STANDARDS AND CODES

A. Work and material shall be in compliance with and according to the requirements of the latest revision of the following standards and codes.
   1. National Fire Protection Association (NFPA), National Electrical Code (NEC) - Latest Revision.
   2. California Electrical Code (CEC).
   3. American Society for Testing and Materials (ASTM):
      a. A 185 - Welded Steel Wire Fabric for Concrete Reinforcement.
      b. A 615 - Deformed and Plain Billet - Steel Bars for Concrete Reinforcement.
      c. C 33 - Concrete Aggregates.
      d. C 478 - Pre-cast Reinforced Concrete Vault Sections, Specification for.

1.04 SUBMITTALS

1.05 AS SPECIFIED IN DIVISION 1 AND SECTION 26 05 10.

A. Catalog Data: Provide manufacturer's descriptive literature.

B. Single Submittal: A single complete submittal is required for all products covered by this Section.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. General Requirements

   1. Concrete vaults and pull boxes for electrical power, controls and other communication circuits shall consist of pre-cast reinforced concrete boxes, extensions' bases, and covers as specified herein and as indicated on the Drawings. Pre-cast units shall be the product of a manufacturer regularly engaged in the manufacture of pre-cast vaults and pull boxes. Acceptable manufacturers are Christy, Utility Vault, Brooks, Associated Concrete or equal.

B. Construction

1. Pre-cast concrete vaults and pull boxes for electrical power distribution and communication circuits with associated risers and tops shall conform to ASTM C478 and ACI 318. Vaults and pull boxes shall be the type noted on the Drawings and shall be constructed in accordance with the applicable details as shown. Tops, walls and bottoms shall consist of reinforced concrete. Walls and bottom shall be of monolithic concrete construction. Duct entrances and windows shall be located near the corners of structures to facilitate cable racking. Provide all necessary lugs, rabbets, and brackets. Set pulling-in irons and other built-in items in place prior to pouring concrete. A pulling-in iron shall be installed in the wall opposite each duct entrance. All steel other than "rebar" shall be hot dipped galvanized after fabrication.

C. Cable Racks

1. Vaults shall be provided with galvanized cable racks, including rack arms and insulators, and shall be adequate to accommodate the indicated cables; porcelain insulators shall be provided for electrical vaults only.

D. Covers

1. The word "ELECTRICAL" shall be cast in the top face of all electrical power vault and cable boxes.
2. The words "FIRE ALARM" shall be cast in the top face of all fire alarm vault and cable boxes.
3. The word "SIGNAL" shall be cast in the top face of all telecom, intercom, CATV, data, EMS, security and/or clock vault and cable boxes.

E. Sumps

1. Where indicated on the drawings, drain sumps shall be provided.

F. Concrete

1. Aggregates used in the concrete mix, either coarse or fine, excluding light weight aggregates, shall conform to ASTM C 33. Aggregates shall be properly graded and free of deleterious substances to produce a homogeneous concrete mix when blended with cement.

G. Cement

1. The cement shall be Type II low alkali Portland cement and shall meet the requirement of ASTM C 150.

H. Compressive Strength

1. Sufficient cement content shall be used per batch to produce a minimum compressive strength of 3,000 psi at 28 days.

I. Reinforcing Steel

1. Welded wire mesh for street lighting boxes shall conform to ASTM A 185.
2. Reinforcing bars for primary and secondary electrical vaults and pull boxed, and communication vaults and pull boxes shall be intermediate grade billet steel conforming to ASTM A 615.

J. Ladders:

1. Ladders for vaults shall be sized as required, stationary galvanized steel.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Pre-cast vaults and pull boxes shall be installed approximately where indicated on the Drawings. The exact location of each vault or pull box shall be determined after careful consideration has been given to the location of other utilities, grading, and paving. All vaults, cable boxes and secondary pull boxes shall be installed with a minimum of 6-inch thick crushed rock or sand bedding.

B. Paved areas

1. Vaults and pull boxes located in areas to be paved shall be installed such that the top of the cover shall be flush with the finished surface of the paving.

C. Unpaved Areas

1. In unpaved areas, the top of vaults and pull box covers shall be approximately 2 inches above finished grade.

D. Joint Seals

1. Section joints of pre-cast vaults and pull boxes shall be sealed with compound as recommended by the manufacturer.

E. Trenching, Backfilling, and Compaction

1. Trenching, backfilling and compaction shall be as specified in Section 02200 - Excavation and Backfill.

F. Grounding

1. Ground rods an associated copper ground loop shall be installed in all vaults. Ground loop shall be properly connected to the cable shielding, at each cable joint or splice by means of a minimum number 4 AWG or equivalent braided tinned copper wire. Ground rods shall be protected with a double wrapping of pressure-sensitive plastic tape for a distance of two inches above and six inches below concrete penetrations. Ground wires shall be neatly and firmly attached to vault cable support racks.

END OF SECTION

SECTION 26 09 23
OCCUPANCY SENSORS

PART 1 - GENERAL

1.01 Description of Work:

A. Work included: Furnish all material to install a complete working lighting control system that activates the rooms lighting only when the presence of a Human Body is detected. The work includes but is not limited to the following:

1. Dual Technology Ultrasonic/Passive Infrared Occupancy Detectors.
2. Control units/ Relays.
3. High and Low Voltage Wiring.
4. Accessories such as Conduit, Fittings, Mounting Brackets, Junction Boxes, Etc.

1.02 Related Work:

A. See the following Specification Sections for work related to this Section.

1. 26 05 10 General Electrical Requirements.
2. 26 05 19 Low Voltage Wire and Cable.
3. 26 05 34 Junction and Pull Boxes.
4. 26 50 00 Lighting.

1.03 Submittals:

A. Product Data: Provide catalog cuts of all type of occupancy sensors, power packs, modules, control units and relays.

B. The Manufacturer of the occupancy based lighting control system specified herein shall be Watt Stopper. Other manufacturers may be considered equal if they meet the performance requirements of this specification and have received prior written approval.

1.04 Quality Assurance:

A. In addition to the requirements in these specifications, comply fully with the manufacturer's detailed installation instruction sheets included with each component.

B. The installing contractor and manufacturer shall warrant installation for one year.

PART 2 - PRODUCTS

2.01 General

A. All sensors shall have an override capability to bypass the sensor in the even of a failure.

B. All products shall be warranted by the manufacturer for five years.

C. All sensors, control units and relays shall be UL listed.

2.02 Wall and Ceiling Occupancy Sensors:

A. The sensor shall be solid state and use omni-directional Doppler and passive infrared technology to sense occupancy with a sensitive up to 1,000 square feet for ceiling mounted units and 2000 square feet for wall mounted units.

B. Sensors shall have automatic and user adjustable sensitivity.

C. Sensors shall have automatic and user adjustable delay from 5 minutes to 30 minutes before switching lights off.

D. The sensor shall operate at 24VDC/VAC and halfwave rectified AC.

E. Ultrasonic frequency transmission shall be at 40kHZz and shall not interfere with other sensors when placed in groups.

F. Sensor shall have a momentary switch input for manual on/off control.

G. Sensor shall have N/O and N/C outputs rated for 1A @ 30VDC/VAC.

H. Manufacturer:

1. Ceiling: Wattstopper #DT300.
    a. DT-300 units per power pack: up to 2 (B) and up to 3 (BZ)
2. Wall: Wattstopper #DT200
    a. DT-200 units per power pack: up to 2 (B) and up to 3 (BZ)
3. Ceiling: Wattstopper #DT355 (line voltage).
    a. DT-355 (line voltage) occupancy sensors shall be provided where (1) single, line voltage occupancy sensors are required.

2.03 Power Packs

A. Power pack shall consist of a transformer and high-current relay combined in one unit.

1. Voltage input shall be: 120V, 277V or 230V.
2. Voltage output shall be: 24VDC
3. High-Current relay shall be capable of switching up to 20Amps of electrical load (ballast)
4. Unit shall be UL 2043 plenum rated.
5. Power pack relays shall utilize Zero Crossing technology for increased reliability and product life.
6. Power pack shall mount to standard electrical enclosures via ½" snap in nipple and ½" knockouts.
7. Low Voltage cables leads are rated for 300V.

B. Manufacturer:

1. Wattstopper Power Pack Model #B120E-P, B277E-P and B230E-P
    a. Secondary output of 114mA with relay connected.
2. Wattstopper Power Pack Model #BZ120E-P, B277E-P and B230E-P
    a. Secondary output of 114mA with relay connected.

b. Model #BZ has hold ON/hold OFF inputs for over-ride and load shedding applications.

3. Wattstopper Auxiliary Relay Pack Model #S120E-P, S277E-P

2.04 Single and Dual Relay Automatic Wall Switches

A. Wall switch with Passive Infrared occupancy sensor technology.

1. Unit shall have 180-degree coverage up to 300 square feet (150 square feet for desktop activity).

2. Sensors shall have automatic and user adjustable delay from 5 minutes to 30 minutes before switching lights off.

3. Sensors shall have automatic and user adjustable sensitivity.

4. Unit shall be able to support up to 800 Watts (120V) and 1200 Watts (277V) of electrical load (ballast).

5. Universal 120/230/277VAC operation.

B. Manufacturer:

1. Single Relay Wall Switch: Wattstopper Model #WA-200-X

2. Dual Relay Wall Switch: Wattstopper Model #WA-300-X

2.05 Conductors

A. All 24VDC conductors shall be 18-22 AWG, 3-conductors, Class 2 cables. The contractor shall provide the size and type of conductor recommended by the manufacturer.

B. All 120V, 230V and 277V conductors shall be per 16120.

PART 3 - EXECUTION

3.01 Installation:

A. The contractor shall install a complete and working system for occupancy based control of the lighting in the area(s) noted on the drawings.

B. The contractor shall install ceiling detectors, wall detectors and single/dual relay wall switch sensors as indicated on the floor plans.

C. The contractor shall verify that the devices shown provide adequate coverage for the installed space and make any adjustments necessary for a properly operating occupancy sensing system. The contractor shall provide additional detectors if required for appropriate occupancy based coverage.

D. The contractor shall be responsible for providing all power packs required by the quantity of motion detectors shown on the drawings.

E. Where ceiling spaces are accessible via T-bar ceiling or access hatches, the contractor shall mount the power pack to the lighting circuit home run junction box. All 24VDC conductors shall be routed on J-hooks. Where the ceiling space is plenum rated, provide plenum rated cables.

F. Where there are no accessible ceiling spaces (gyp board, plaster, etc) the contractor shall provide a junction box adjacent to the lighting circuit home run junction box to house the power pack. All 24VDC conductors shall be routed in conduit to the motion sensor locations.

G. For 24VDC wall mounted sensors, the contractor shall provide the manufacturers recommended junction box, mounting bracket and device plate. For areas with accessible ceiling spaces, the contractor shall provide ¾" conduit from the wall junction box to the accessible ceiling space. Final mounting height shall be determined in the field based on the manufacturers recommendation. The mounting height as a minimum shall be not less than 8'0" A.F.F. For areas with high abuse (gym, multi-purpose, etc) the contractor shall provide the manufacturers recommended wire guard.

H. Wall mounted Single Relay and Dual Relay occupancy switches shall be mounted at +48" A.F.F. to the top of the outlet box as required per CEC.

I. Prior to the completion of work the Contractor shall insure the system is properly working and all sensitivities have been properly adjusted.

J. In addition to the requirements in these specifications, the contractor shall comply fully with the manufacturer's installation instruction sheets included with each component.

END OF SECTION

SECTION 26 09 26
DIGITAL LIGHTING MANAGEMENT RELAY CONTROL PANEL

PART 1 – GENERAL

1.01 INTRODUCTION

A. The work covered in this section is subject to the requirements in the General Conditions of the Specifications. Contractor shall coordinate the work in this section with the trades covered in other sections of the specification to provide a complete and operable system.

1.02 RELATED WORK

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

1. 26 05 10 General Electrical Requirements
2. 26 05 33 Conduits, Raceways and Fittings
3. 26 05 19 Low Voltage Wire and Cable
4. 26 05 34 Junction and Pullboxes

B. Contractor shall coordinate all of the work in this section with all of the trades covered in other sections of the specification to provide a complete and operable system.

1.03 SYSTEM DESCRIPTION

A. Extent of lighting control system work is indicated by drawings and by the requirements of this section. It is the intent of this section to provide an integrated, energy saving lighting control system including Lighting Control Panels, Occupancy Sensors, and Daylighting Controls from a single supplier. Contractor is responsible for confirming that the panels and sensors interoperate as a single system. When centralized line-voltage mounting or management is required relay panel platforms being considered must have sufficient configuration flexibility to implement room-level code compliant controls sequences including, but not limited, to those referenced in section **2.60** of this specification.

1.04 QUALITY ASSURANCE

A. Manufacturers: Firms regularly engaged in the manufacture of lighting control equipment and ancillary equipment, of types and capacities required, whose products have been in satisfactory use in similar service for not less than 5 years.

B. Comply with NEC, NEMA, and FCC requirements for Class A applications.

C. UL Approvals: Relay panels and accessory devices are to be UL listed under UL 916 Energy Management Equipment. Emergency relay panels shall be co-listed under UL 924 Emergency Lighting Equipment.

D. FCC Emissions: All assemblies are to be in compliance with FCC emissions Standards specified in Part 15 Subpart J for Class A application.

E. Title 24: Products must be certified by the California Energy Commission for compliance under Title 24.

F. NEMA Compliance: Comply with applicable portions of NEMA standards pertaining to types of electrical equipment and enclosures.

G. Component Pre-testing: All components and assemblies are to be factory pre-tested prior to installation.

H. System Support: Factory applications engineers shall be available for telephone support.

1.05 **SUBMITTALS**

A. Submit manufacturer's data on lighting control system and components including shop drawings, detailed wiring diagrams, and cut sheets as required under related specification sections.

1.06 **MANUFACTURERS**

A. This specification is based on products from WattStopper, Santa Clara, CA. Complete information on any other system proposed as a substitute must be submitted in writing for approval a minimum of 10 days prior to bid. Prior approval does not guarantee final approval by the electrical engineer. The contractor shall be completely responsible for providing a system meeting this specification in its entirety. All deviations from this specification must be listed and individually signed off by the consultant.

PART 2 - PRODUCTS

2.01 **LIGHTING CONTROL PANELS**

A. Provide lighting control panels in the locations and capacities as indicated on the plans and schedules. Each panel shall be of modular construction and consist of the following components:

1. Enclosure/Tub shall be NEMA 1, sized to accept an interior with 1 – 8 relays, 1 – 24 relays and 6 four-pole contactors, or 1 – 48 relays and 6 four-pole contactors.
2. Cover shall be configured for surface or flush wall mounting of the panel as indicated on the plans. The panel cover shall have a hinged and lockable door with restricted access to line voltage section of the panel.
3. Interior assembly shall be supplied as a factory assembled component specifically designed and listed for field installation. The interior construction shall provide total isolation of high voltage (Class 1) wiring from low voltage (Class 2) wiring within the assembled panel. The interior assembly shall include intelligence boards, power supply, DIN rails for mounting optional Class 2 control devices, and individually replaceable latching type relays. The panel interiors shall include the following features:
   a) Removable, plug-in terminal blocks with screwless connections for all low voltage terminations.
   b) Individual terminal block, override pushbutton, and LED status light for each relay.
   c) Direct wired switch inputs associated with each relay and group channel shall support two-wire, momentary or maintained contact switches.
   d) Digital inputs (four RJ-45 jacks) shall support 1-, 2-, 3-, 4-, and 8-button digital switches, digital IO modules capable of receiving 0-5V or 0-10V analog photocell

inputs, digital IO modules capable of receiving momentary or maintained contact closure inputs, digital photocell modules, and digital occupancy sensors.

e) True relay state shall be indicated by the on-board LED and shall be available to external control devices and systems via BACnet.

f) Automatically sequenced operation of relays to reduce impact on the electrical distribution system when large loads are controlled simultaneously.

g) Group, channel, and pattern control of relays shall be provided through a simple keypad interface from a handheld IR programmer. Any group of relays can be associated with a channel for direct on/off control or pattern (scene) control via a simple programming sequence using the relay and channel override pushbuttons and LED displays for channels 1-9 or a handheld IR programmer for channels 1-99.

h) Relay group status for each channel shall be provided through red LED indicators for groups 1-9 and via BACnet for groups 1-99. Solid red indicates that the last group action called for an ON state and relays in the group are on or in a mixed state.

i) Single-pole latching relays with modular plug-in design. Relays shall provide the following ratings and features:

(1) Electrical:

(a) 30 amp ballast at 277V
(b) 20 amp ballast at 347V
(c) 20 amp tungsten at 120V
(d) 30 amp resistive at 347V
(e) 1.5 HP motor at 120V
(f) 14,000 amp short circuit current rating (SCCR) at 347V
(g) Relays shall be specifically UL listed for control of plug loads

(2) Mechanical:

(a) Individually replaceable, ½" KO mounting with removable Class 2 wire harness.
(b) Actuator on relay housing provides manual override and visual status indication, accessible from Class 2 section of panel.
(c) Dual line and load terminals each support two #14 – #12 solid or stranded conductors.
(d) Tested to 300,000 mechanical on/off cycles.

(3) Isolated low voltage contacts provide for true relay status feedback and pilot light indication.

4. Power supply shall be a multi-voltage transformer assembly with rated power to supply all electronics, occupancy sensors, switches, pilot lights, and photocells as necessary to meet the project requirements. Power supply to have internal over-current protection with automatic reset and metal oxide varistor protection.
5. Lighting control panels shall be WattStopper model LMCP24 as shown on the plans.

2.02 BACNET® BASED DIGITAL COMMUNICATIONS

A. The lighting control panel shall support digital communications to facilitate the extension of control to include interoperation with building automation systems and other intelligent field devices. Digital communications shall be RS485 master/slave token passing-based using the BACnet® protocol.

1. The panel shall have provision for an individual BACnet device ID. The device ID description property shall be writable via the network to allow unique identification of the lighting control panel on the network.

2. The panel shall support MS/TP MAC addresses in the range of 0 – 127 and baud rates of 9600k, 38400k, 76800k, and 115.2k bits per second.
3. Lighting control relays shall be controllable as binary output objects in the instance range of 1 – 64. The state of each relay shall be readable and writable by the BAS via the object present value property.
4. Lighting control relays shall report their true on/off state as binary input objects in the instance range of 1 – 64.
5. The 99 channel groups associated with the panel shall be represented by binary value objects in the instance range of 201 – 299. The occupancy state of each channel group shall be readable and writable by the BAS via the object present value property. Commanding 1 to a channel group will put all relays associated with the channel into the normal hours mode. Commanding 0 or NULL shall put the relays into the after hours mode.

6. Setup and commissioning of the panel shall not require manufacturer-specific software or a computer. All configuration of the lighting control panel shall be performed using standard BACnet objects or via the handheld IR programming remote. Provide BACnet objects for panel setup and control as follows:
   a) Binary output objects in the instance range of 1 – 64 (one per relay) for on/off control of relays.
   b) Binary value objects in the instance range of 1 – 99 (one per channel) for normal hours/after hours schedule control.
   c) Binary input objects in the instance range of 1 – 64 (one per relay) for reading true on/off state of the relays.
   d) Analog value objects in the instance range of 1 – 64 (one per relay) shall assign relays to channel groups in the range of 1 – 99.
   e) Analog value objects in the instance range of 101 – 199 (one per channel group) shall assign a blink warn time value to each channel. A value of 5 shall activate the blink warn feature for the channel and set a 5-minute gracetime period. A value of 250 shall activate the sweep feature for the channel and enable the use of sweep type automatic wall switches.
   f) Analog value objects in the instance range of 201 – 299 (one per channel) shall assign an after hours time delay value to the channel in the range of 1 – 240 minutes.
   g) Multi-state value objects in the instance range of 1 – 99 (one per channel) shall provide the state of the relays assigned to the channel. Valid states shall be ALL ON, MIXED, BLINK, and ALL OFF.
7. The description property for all objects shall be writable via the network and shall be saved in non-volatile memory within the panel.
8. The BO and BV 1 – 99 objects shall support BACnet priority array with a relinquish default of off and after hours respectively. Prioritized writes to the channel BV objects shall propagate prioritized control to each member relay in a way analogous to the BACnet Channel object described in addendum aa. (http://www.bacnet.org/Addenda/Add-135-2010aa.pdf)

9. Panel-aggregate control of relay Force Off at priority 2 shall be available via a single BV5 object. Force On at priority 1 shall be available via a single BV4 object.

10. Lockout of all digital switch buttons connected to a given panel shall be command-able via a single BV2 object. The lock status of any connected switch station shall be represented as BV101-196.

11. Lighting control accessory devices connected to the panel shall be represented via BACnet objects including but not limited to the following:

    a) Digital occupancy sensor detection states shall be readable as BI objects ranging from BI1-96.

    b) Digital occupancy sensor configuration parameters shall each be accessible as BACnet objects when applicable to a given product.

        (1) Occupancy sensor time delay in minutes shall be writeable via AV101-196.

        (2) Occupancy sensor passive infrared (PIR) sensitivity percentage shall be writeable via AV201-296.

        (3) Occupancy sensor ultrasonic (US) sensitivity percentage shall be writeable via AV301-396.

    c) Digital switch buttons shall be readable and writeable as BI objects ranging from BI101 – 9608.

    d) Digital daylight sensors foot-candle readings shall be readable as follows:

        (1) Analog 0-5V/0-10V sensors connected to a digital input module shall be represented as AI1-96.

        (2) Digital closed loop sensors shall be represented as AI4001-4096.

        (3) Digital open loop sensors shall be represented as AI5001-5096.

        (4) Digital dual loop sensors shall be represented as follows:

            (a) The upward facing open loop sensor shall be represented as AI6001-6096.

            (b) The downward facing closed loop sensor shall be represented as AI6101-6196.

    e) Digital daylight sensor configuration shall be exposed as BACnet objects as follows:

        (1) Digital closed loop sensors shall be represented as follows:

            (a) Daylight Sensor Day Setpoint (ftcd) AV4201-4296.

            (b) Daylight Sensor Night Setpoint (ftcd) AV4301-4396.

            (c) Daylight Sensor Off Setpoint Delay (minutes) AV4401-4496.

            (d) Daylight Sensor On Setpoint (ftcd) AV4501-4596.

            (e) Daylight Sensor Off Setpoint (ftcd) AV4601-4696.

2.03 USER INTERFACE

A. Each lighting control panel system shall be supplied with at least (1) handheld IR remote programming interface consisting of a keypad and associated OLED display screen. The user

interface shall allow setup, configuration, and diagnostics of the panel without the need for software or connection of a computer. The user interface shall have the following functions as a minimum:

1. Set network parameters including panel device ID, MS/TP MAC address, baud rate and max master range.
2. Relay Group creation of up to 99 groups. Group creation shall result in programming of all seven key relay parameters for member relays. The seven parameters are as follows: After-hours Override Time Delay, Normal Hours Override Time Delay, Action on Transition to Normal Hours, Action on Transition to After Hours, Sensor Action During Normal Hours, Sensor Action During After Hours, Blink-Warn Time for After Hours.
3. Program up to 254 separate scheduled events. Events shall occur on seven day intervals with each day selectable as active or inactive, and shall be configurable as to whether the event is active on holidays. Holidays are also defined through the User Interface.
4. Program up to 32 separate Dark/Light events. Events shall have a selectable source as either calculated Astro with delay, or a digital IO module with an integral 0-5V or 0-10V analog photocell. Dark/Light events shall occur on seven day intervals with each day selectable as active or inactive, and shall be configurable as to whether the event is active on holidays.
5. Button binding of digital switches to groups shall be accessible via the handheld IR remote and accomplished from the digital switch station.
6. Programming of panel location information shall be accomplished by the handheld IR remote and include at a minimum LAT, LON, DST zone, and an approximate city/state location.
7. An additional handheld IR remote may optionally be specified to be permanently mounted to the panel interior via a retractable anti-theft lanyard to allow for convenient programming of the panel while assuring that the handheld programmer is always present at that panel. An unlimited number of handheld IR remotes may also be purchased for facilities staff as seen fit by the end user's representative.

2.04 DIGITAL NETWORK SWITCHES

A. Provide digital wall switches with 1, 2, 3, 4, or 8 buttons, in the colors indicated on the plans. Switches shall connect to the panel via standard Cat 5e cable with RJ-45 terminations. Digital wall switches shall have the following features:

1. Available colors: white, ivory, light almond, grey or black.
2. Single gang device shall fit standard decorator opening and use standard wall plates.
3. LED indicator on each button for status and locator function.
4. Concealed configuration button with LED indicator for binding buttons to relays, no software or computer shall be required.
5. Infrared window for use with handheld two-way wireless configuration tool,
6. Selectable function mode per button shall be momentary toggle (on/off), on only, or off only.

7. Removable button assembly for field color change or substitution of engraved buttons.
8. Two RJ-45 ports for connection to panel or other switches and/or occupancy sensors.
9. Open topology digital network via Cat 5e wire.
10. Digital switches shall be WattStopper LMSW series as indicated on the plans.
11. Digital switch buttons shall be able to control groups and group actions shall be system global such that any digital switch station can affect the state of relays present in up to (12) twelve panels networked together via BACnet.

2.05 DIGITAL OCCUPANCY SENSORS

A. Provide digital occupancy sensors to control relays in locations as shown on the plans. Sensors shall be either passive infrared, ultrasonic, or dual technology as indicated. Sensors shall be either ceiling or wall mounded and connect to the panel using Cat 5e cable with RJ-45 terminations. Digital occupancy sensors shall have the following features:

1. Setup and calibration shall be digital and precisely repeatable from sensor to sensor.
2. User interface with pushbuttons and illuminated LCD screen for setup and calibration.
3. Ladder-free setup and calibration with optional handheld two-way infrared commissioning tool.
4. Sensitivity, 0 – 100% in 10% increments.
5. Time delay, 1 – 30 minutes in 1 minute increments.
6. Test mode with five-second time delay for simplified walk testing.
7. Digital occupancy sensors shall be WattStopper LM series as indicated on the plans.
8. Digital occupancy sensors shall be able to control groups and group actions shall be system global such that any digital occupancy sensor can affect the state of relays present in up to (12) twelve panels networked together via BACnet.

2.06 DIGITAL NETWORK CLOCK

A. Each panel shall include a digital clock capability able to issue system wide automation commands to up to (11) eleven other panels for a total of (12) twelve networked lighting control panels. The clock shall provide capability for up to 254 independent schedule events per panel for each of the ninety-nine system wide channel groups.

1. The clock capability of each panel shall support all of the energy saving features required of ASHRAE 90.1 - 2001, IECC 2003, as well as all state and local energy codes.
2. The clock module shall provide astronomic capabilities, time delays, blink warning, daylight savings, and holiday functions and will include a battery back up for the clock function and EEPROM for program retention. Clocks that require multiple events to meet local code lighting shut off requirements shall not be allowed.
3. The clock capability of each panel shall operate on a basis of ON/OFF or Normal Hours/After Hours messages to automation groups that implement pre-configured control scenarios. Scenarios shall include:

a) Scheduled ON / OFF

b) Manual ON / Scheduled OFF

c) Astro ON / OFF (or Photo ON / OFF)

d) Astro and Schedule ON / OFF (or Photo and Schedule ON / OFF)

4. The user interface shall be a portable IR handheld remote control capable of programming any panel in the system.

5. The clock capability of each panel shall employ non volatile memory and shlall retains user programming and time for a minimum of 10 years.

6. Schedules programmed into the clock of any one panel shall be capable of executing panel local schedule or Dark/Light (photocell or Astro) events for that panel in the event that global network communication is lost. Lighting control panels that are not capable of executing events independently of the global network shall not be acceptable.

2.07 APPLICATION SEQUENCE OF OPERATIONS SUPPORT

A. The lighting control panel shall support relay behavior parameter configuration of such an extent as to allow digital switch, digital occupancy sensor, digital automatic photocells, and scheduled events to seamlessly implement, at a minimum, the following operational sequences:

1. Title 24 operation requiring Manual On 50%, Automatic on 100%, automatic shut-off on vacancy shall be able to be implemented by using any two relays in a given panel. The sensor(s) for that space will be bound to both relays, each of which shall be given an independent operation mode of Auto On and Manual On respectively, such that on occupancy only 50% of the lighting activates. The digital switch stations for the space, having at minimum two buttons, shall be bound to both relays such that at least one button controls only 50% of the lights and at least one separate button controls only the remaining 50% of the lights allowing for independent zone control. The occupancy sensor(s) action on vacancy shall be to turn off both relays. Configuration of this operational sequence shall not require special software or tools and shall be accomplished using only the handheld IR remote control.

2. Open office spaces that must turn on automatically by sensor during the Normal Hours operating period and stay on until a scheduled sweep of the space on transition to the After Hours operating shall use the handheld IR remote control to create a group of the relays for that space with a group parameter type that automatically adjust the Normal Hours and After Hours run-time parameters to the required values. Relay operation during Normal Hours shall therefore be for a relay to turn on when its respective occupancy sensor(s) detect motion and to stay on until the After Hours sweep time. Once the After Hours sweep occurs, all relays shall operate as automatic ON/OFF in response to their respective sensors. Systems that require individual relay parameters to be adjusted on a per relay basis are not acceptable.

3. Private office spaces that must operate as manual on/manual off during Normal Hours and automatic on/automatic off during After Hours with no sweep off on transition to After Hours operation shall use the handheld IR remote control to create a group of the relays that must follow that operational sequence using a group parameter type that automatically adjusts the Normal Hours and After Hours run-time parameters to the

required values. Relay operation during Normal Hours shall therefore be for a relay to turn on only when a digital switch station button bound to it is activated and to turn off automatically in response to the vacancy signal of all occupancy sensors bound to it. Systems that require individual relay parameters to be adjusted on a per relay basis are not acceptable.

2.08 SCHEDULE, GROUP, AND PHOTOCELL CONTROL OF RELAYS

A. The lighting control panel shall support schedule, group, and photocell control functions via the network as configured in the optional Segment Manager controller or building automation system. The lighting control panel shall be fully compatible with building automation systems that are BACnet compliant. See related specification sections for additional information on interfacing the lighting control panel(s) to the building automation system.

PART 3 - EXECUTION

3.01 SUPPORT SERVICES

A. System Start Up and Commissioning

1. Manufacturer shall provide a factory authorized technician to confirm proper installation and operation of the lighting control panels, switches, and occupancy sensors.
2. The technician shall provide training on the lighting control features of the system and shall verify that the panel(s) is communicating with the building automation system.
3. The system integrator or BAS vendor shall be responsible for all integration including the mapping of BACnet objects into the BAS logic, schedules and graphics.

3.02 TRAINING

A. Manufacturer shall provide factory authorized application engineer to train owner personnel in the operation and programming of the lighting control system.

3.03 DOCUMENTATION

A. Manufacturer shall provide system documentation including:

1. System 1-line showing all panels, number and types of switches and sensors, dataline.
2. Drawings for each panel showing hardware configuration and numbering.
3. Panel wiring schedules
4. Typical wiring diagrams for each component.

3.04 WARRANTY

A. Lighting Control system shall include a one year warranty from defect in material or workmanship, provided the defect develops under normal and proper use.

SECTION 26 27 26
DEVICES WIRING

PART 1 - GENERAL

1.01 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 single pole and three-way switches complete with wall plates and or handle operators, as shown on the Drawings.

1.02 RELATED WORK

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

1. Section 26 05 33 - Conduits, Raceways and Fittings.

2. Section 26 05 19 - Low Voltage Wire and Cable.

3. Section 26 05 34 - Junction and Pull Boxes.

1.03 **SUBMITTALS**: As specified in Division 1.

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

2.01 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, 120 volt, NEMA 5-20 configuration, self-grounding with screw terminals. Color shall be ivory or as selected by the Architect.

2. Devices shall have a nylon composition face, back and side wired.

3. Manufacturer: Leviton #5362 Series, Hubbell #5362-I Series.

C. GFCI Receptacles

1. Device shall be Smart Lock with lockout action, 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 green indicator light, test and reset push buttons. Color shall be ivory unless otherwise noted.

2. GFCI component shall meet UL 2003 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 have a diagnostic indication for miswiring.

3. Manufacturer: Leviton #8898-I Series.

D. GFCI Blank Face Devices

1. Device shall be Smart Lock with lockout action, rated 20 ampere, 2-pole, 3-wire, 120 volt, blank face, dead front. Face shall be nylon composition. Unit shall have a test and reset push buttons. Color shall be ivory unless otherwise noted.
2. GFCI component shall meet UL 2003 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 have a diagnostic indication for miswiring.
3. Manufacturer: Leviton #8590-I Series.

E. Surge Suppression Receptacles

1. Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt. Face shall be nylon composition. Unit shall have an LED type "Power-on" indication light and damage-alert audible alarm. Color shall be ivory unless otherwise noted.
2. Surge suppression protection shall be listed to UL standard 1449 and shall instantly absorb a transient surge of 6,000 volts minimum. A minimum of four (4) Metal Oxide Varistors shall be utilized to absorb transients.
3. Manufacturer: Leviton #8380-I Series, Hubbell #HBL8362S Series.

2.02 SWITCHES

A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating toggle devices. Handle color shall be ivory or as selected by the Architect.

1. Manufacturer: Leviton #1221-2I Series, Hubbell #HBL1221 Series.

B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f, Watt Stopper TS-100 or Leviton # 6215M 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. Motion Sensor shall be dual technology as designed by Watt Stopper DT series. Use protective wire covers in restrooms, multi-use, cafeteria, etc.

2.03 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 to 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.

PART 3 - EXECUTION

3.01 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: Measure locations of wall outlets from the finished floor to the center of the outlet box. 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 above finished floor to center of device unless otherwise noted on Drawings shall be as follows:

1. Receptacles 18 Inches above finished floor
2. Toggle Switches 48 Inches above finished floor

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.

3.02 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 Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.

D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover type shall match box type.

E. Future Locations: Install blanking cover plates on all unused outlets.

F. All receptacles shall be labeled with panel and circuit number. Contractor shall provide 3/8” clear label tape on each wall plate with ¼” black machine lettering.

3.03 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. Section 26 05 10 - General Electrical Requirements

1.03 SUBMITTALS

A. Shop Drawings - Submittals shall be in accordance with Division 1. 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 Division 1 and Section 26 05 10 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.

1.04 WARRANTY

A. Manufacturer shall warrant specified equipment free from defects in materials and workmanship for the lesser of one (1) year from the date of installation of eighteen (18) months from the date of purchase.

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. Circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole.

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. Series rating of circuit breakers shall not be allowed unless specifically noted on drawings.

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.

L. Breakers indicated as “current limiting “ (CL), shall be of the non-fused type; Square D I-Limiter, Cutler Hammer Limit-R, or ITE Sentron only.

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 26 50 00
LIGHTING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The work of this section consists of providing a lighting system complete, including fixtures, lamps, hangers, reflectors, glassware, lenses, auxiliary equipment, ballasts and sockets.

1.02 RELATED WORK

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

1. 26 05 10 General Electrical Requirements.

2. 26 05 33 Conduit, Raceway and Fittings.

3. 26 05 19 Low Voltage Wire and Cable.

4. 26 05 34 Junction and Pull Boxes.

1.03 SUBMITTALS In accordance with Division 1.

A. Submit descriptive data, photometric curves for each fixture configuration proposed.

B. Submit shop drawings showing proposed methods for mounting lighting fixtures.

C. Seismic Requirements: Submit:

1. Sketch or description of the anchorage system.

D. Submit Operation and Maintenance Data per Division 1.

1.04 **WARRANTY** High Intensity Discharge lamps which fail within the first year after final acceptance shall be replaced by the Contractor with the warranty clause of the General Provisions.

PART 2 - PRODUCTS

2.01 FIXTURES

A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.

B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.

C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.

D. Luminaires and lighting equipment shall be delivered to the project site complete, with suspension accessories, aircraft cable, stems, canopies, hickeys, castings, sockets, holders, ballasts, diffusers, frames, and related items, including support and braces.

2.02 BALLASTS

A. Ballasts shall be of the types shown on the drawings. Ballasts shall be CBM certified and bear the UL label. Magnetic ballasts shall be the high power factor type. Electronic ballasts shall be suitable for lamps specified by Advance, Magnatek/Universal,Triad or approved equal. Electronic ballast shall be CBM certified and have 15% total harmonic distortion or less..

B. All ballasts for fixtures installed outdoors shall provide reliable starting of lamps at 0°F at 90% of the nominal line voltage.

C. Ballasts producing excessive noise (above 36 dB) or vibration will be rejected and shall be replaced at no expense to the Owner.

2.03 LAMPS

A. Lamps shall be new at the time of acceptance and shall be General Electric, Osram /Sylvania, Phillips, or approved equal.

B. Unless otherwise noted on the drawings, lamps shall be T8, 3500°K, and 85 CRI minimum.

2.04 LED

A. LEDs shall be new at the time of acceptance and shall be Cree, Samsung, Phillips or approved equal.

B. Unless otherwise noted on the drawings, lamps shall be 3500°K, and 85 CRI minimum.

C. Drivers shall be 0-10V dimming drivers compatible with the LED system.

PART 3 - EXECUTION

3.01 INSTALLATION

A. General:

1. All fixtures and luminaires shall be clean and lamps shall be operable at the time of acceptance.

2. Install luminaires in accordance with manufacturer's instructions, complete with lamps, ready for operation as indicated.

3. Align, mount, and level the luminaires uniformly.

4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.

B. Mounting and Supports:

1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types.

2. Luminaire supports shall be anchored to structural members.

3. Pendant luminaires shall be provided with ball aligners to assure a plumb installation and shall have a minimum 25 degree clean swing from horizontal in all directions. Sway bracing shall be installed as required to limit the movement of the fixture. Fixtures shall be allowed to sway a maximum of 45º without striking any object.

4. Fixture supports shall be designed to resist earthquake forces of seismic zone 4.

5. Refer to fixture mounting details on drawings for installation requirements.

C. Pendant Fixture Mounting: Provide flexible fixture hangers unless otherwise noted on Drawings.

END OF SECTION

SECTION 31 05 13 - SOILS FOR EARTHWORK

PART 1 GENERAL

1.1 SUMMARY

A. All grading, earthwork, excavations, backfills, compaction, and other grading operations shall be accomplished in accordance with the soils report (which shall be a part of the contract documents). Contractor shall be responsible for securing a copy of the soils report. The project soils engineer shall be present during all grading operations. The soils engineer shall direct samples to be submitted and tests to be taken. Contractors shall cooperate with the requirements of the soils engineer.

B. Related Sections:

1. Section 31 22 13 - Rough Grading.
2. Section 31 23 00 - Excavation and Fill.
3. Section 31 23 23.13 - Backfill.
4. Section 31 23 16.13 - Trenching.
5. Section 32 12 16 - Asphalt Pavement.
6. Section 32 11 23 - Aggregate Base Course.

PART 2 PRODUCTS

2.1 TOPSOIL MATERIALS

A. Topsoil materials shall meet the requirements of Section 32 90 00 Planting.

B. Class II Permeable Material shall meet the requirement of Caltrans Standard Specifications 68-1.025.

PART 3 EXECUTION

3.1 SOIL REMOVAL

A. Conduct earthwork operations in accordance with the provisions of the Soils Report and any supplements to the Soils Report, and as directed by the Soils Engineer.

SECTION 31 10 00 - SITE CLEARING

PART 1 GENERAL

1.1 SUMMARY

A. Section includes removal of surface debris; removal of paving, curbs, sidewalks; removal of trees, shrubs, and other plant life; removal of underground storage tanks; and removal of abandoned utilities.

B. Related Sections:
1. Section 31 05 13 – Soils for Earthwork.
2. Section 31 22 13 - Rough Grading.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

3.1 PREPARATION

A. Verify that existing plant life designated to remain is tagged or identified.

B. Removed materials are to be removed from the site and disposed of in a lawful manner.

3.2 PROTECTION

A. Locate, identify, and protect utilities from damage that are to remain.

B. Protect trees, plant growth, and features designated to remain.

C. Protect benchmarks, survey control points, and existing structures from damage or displacement.

3.3 CLEARING

A. Clear areas required for access to site and execution of Work.

B. Remove trees and shrubs indicated and in a manner specified on the drawings or in these specifications. Remove tree and shrub root bulbs in their entirety and to a maximum root diameter of one inch.

3.4 REMOVAL

A. Remove debris, rock, and extracted plant life from site to the limits indicated on the drawings.

B. Remove paving, curbs, and concrete from the site to the limits indicated on the drawings.

C. Neatly saw cut edges at limits indicated for all pavement, curbs, and walkways to be removed.

D. Excavate and remove any underground storage tanks and associated plumbing piping, as indicated on the drawings.

3.5 TOPSOIL EXCAVATION

A. Excavate topsoil from areas to be further excavated, relandscaped, or regraded, without mixing with foreign materials for use in finish grading.

B. Stockpile on site and protect from erosion.

C. Remove excess topsoil not intended for reuse, from site.

END OF SECTION 31 10 00

SECTION 31 22 13 - ROUGH GRADING

PART 1 GENERAL

1.1 SUMMARY

A. Section includes removal of topsoil and cutting, grading, filling, rough contouring, and compacting as indicated on the drawings.

B. Related Sections:

1. Section 31 05 13 - Soils for Earthwork.
2. Section 31 10 00 - Site Clearing.
3. Section 31 23 00 - Excavation and Fill.
4. Section 31 23 16.13 - Trenching.
5. Section 31 23 23.13 - Backfill.
6.

1.2 REFERENCES

A. The provisions of the project Soils Report and any supplements to the Soils Report shall be adhered to for rough grading of the site.

1.3 CLOSEOUT SUBMITTALS

A. Section 01 70 00 - Execution and Closeout Requirements.

B. Project Record Documents: Accurately record actual locations of utilities remaining by horizontal dimensions, elevations or inverts, and slope gradients.

PART 2 PRODUCTS

2.1 MATERIALS

A. Topsoil: as specified in Section 32 90 00 Planting.

B. Other Fill Materials: shall adhere to the provisions of the project Soils Report and any supplements to the Soils Report.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements.

B. Verify site conditions.

C. Verify that survey benchmark and intended elevations for the Work are as indicated.

3.2 PREPARATION

A. Identify required lines, levels, contours, and datum.

B. Stake and flag locations of known utilities.

C. Locate, identify, and protect from damage utilities that are to remain.

D. Notify affected utility companies to remove or relocate public utilities indicated on the plans to be removed or relocated by the utility company.

E. Protect above and below grade utilities that are to remain.

F. Protect plant life, lawns, and other features remaining as a portion of final landscaping.

G. Protect benchmarks, survey control point, existing structures, fences, sidewalks, paving, and curbs from excavating equipment and vehicular traffic.

3.3 SOIL EXCAVATION

A. Excavate soil from areas to be further excavated, relandscaped, or regraded. as shown on the drawings.

B. When excavating through roots, for trees to remain, perform work by hand and cut roots with sharp axe.

C. Remove excess soil from site.

D. Benching Slopes: Horizontally bench existing slopes steeper than 1:4 (vertical: horizontal) to key placed fill material to slope to provide firm bearing as required by the Soils Report and any supplements to the Soils Report. Minimum horizontal bench shall be 2 feet wide.

E. Stability: Replace damaged or displaced subsoil to same requirements as for specified fill.

3.4 FILLING

A. Install Work in accordance with the project Soils Report and any supplements to the Soils Report.

B. Fill areas to contours and elevations with suitable materials.

C. Place fill material on continuous layers and compact in accordance with the project Soils Report and any supplements to the Soils Report.

D. Maintain optimum moisture content of fill materials to attain required compaction

density.

E. Slope grade away from buildings at a minimum slope of two (2%) percent unless noted otherwise.

F. Make grade changes gradual. Blend slope into level areas.

G. Remove surplus fill materials from site.

3.5 TOLERANCES

A. Section 01 40 00 - Quality Requirements.

B. Top Surface of Subgrade: Plus, or minus 0.05 feet from required elevation on paved or walkway areas and zero (0) feet to minus 0.10 foot in building pad areas.

3.6 FIELD QUALITY CONTROL

A. Testing and inspection shall be provided by the project soils engineer.

B. If tests indicate Work does not meet specified requirements, remove Work, replace and retest at the Contractor’s sole expense.

SECTION 31 23 00 - EXCAVATION AND FILL

PART 1 GENERAL

1.1 SUMMARY

A. Section includes excavating for building foundations, roads, parking areas, site grading, slabs-on-grade, landscaping areas, and for site structures.

B. Related Sections:

1. Section 31 05 13 – Soils for Earthwork.
2. Section 31 22 13 - Rough Grading.
3. Section 31 23 16.13 - Trenching.
4. Section 31 23 23.13 - Backfill.

1.2 REFERENCES

A. The project Soils Report and any supplements to the Soils Report.

B. Local utility standards when working within 24 inches of the respective utility lines.

PART 2 PRODUCTS

A. Bio-Retention Soils

1. Permeable Class II Aggregate Base or crushed drain rock.

2. Planting soil is 60% sand, 40% compost mix allowing 5”/hour percolation.

PART 3 EXECUTION

3.1 PREPARATION

A. Identify required lines, levels, contours, and datum locations.

3.2 EXCAVATING & FILL

A. Underpin adjacent structures which may be damaged by excavating work.

B. Excavate subsoil to accommodate building foundations, slabs-on-grade, paving and site structures.

C. Compact disturbed load bearing soil in direct contact with foundations to original bearing capacity; perform compaction in accordance with Section 31 23 23.13 and 31 23 16.13.

D. Slope banks with machine to angle of repose or less until shored.

E. Do not interfere with 45 degree bearing splay of foundations.

F. Grade top perimeter of excavating to prevent surface water from draining into excavation.

G. Hand trim excavation. Remove loose matter.

H. Remove lumped subsoil, boulders, and rock in accordance with the provisions of the Soils Report and any supplements to the Soils Report.

I. Notify Architect/Engineer of unexpected subsurface conditions and discontinue affected Work in area until notified to resume Work.

J. Correct areas over excavated with backfill and compact replacement as specified for authorized excavation.

K. Remove excess excavated material from site.

L. Imported fill and aggregate baserock placed within the building footprints should be virgin/non-recycled and free of ground-up asphalt .

3.3 FIELD QUALITY CONTROL

A. The project Soils Engineer shall provide testing and inspection services.

3.4 PROTECTION

A. Prevent displacement or loose soil from falling into excavation; maintain soil stability.

B. Protect structures, utilities and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earth operations.

END OF SECTION 31 23 00

ECTION 31 23 23.13 - BACKFILL

PART 1 GENERAL

1.1 SUMMARY

A. Section includes building perimeter and site structure, filling and backfilling to subgrade elevations; fill under slabs-on-grade, paving; fill for over-excavation; consolidation and compaction as specified in the Soils Report and any supplements to the Soils Report.

B. Related Sections:

1. Section 31 05 13 – Soils for Earthwork.
2. Section 31 23 00 - Excavation and Fill.
3. Section 31 23 16.13 - Trenching.

PART 2 PRODUCTS

2.1 FILL MATERIALS

A. Fill and Structural Fill as specified in the Soils Report and any supplements to the Soils Report.

2.2 ACCESSORIES

A. Geotextile Fabric: Non-biodegradable, woven as manufactured by TC Mirafi, Tensar Earth Technologies, Inc. or equal.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify subdrainage, dampproofing, or waterproofing installation have been inspected.

C. Verify structural ability of unsupported walls to support loads imposed by the fill.

3.2 PREPARATION

A. Compact subgrade to density requirements for subsequent backfill materials.

B. Cut out soft areas of subgrade not capable of compaction in place. Backfill and compact to density equal to or greater than requirements for subsequent fill material.

C. Roll subgrade surface to identify soft spots; fill and compact to density equal to or greater than requirements for subsequent fill material.

3.3 BACKFILLING

A. Backfill areas to contours and elevations shown on drawings.

B. Employ a placement method that does not disturb or damage other work.

C. Maintain optimum moisture content of backfill materials to attain required compaction density.

D. Backfill against supported walls and structures. Do not backfill against unsupported walls or structures.

E. Backfill simultaneously on each side of unsupported walls and structures until supports are in place.

F. Slope grade away from building at a minimum slope of two (2%) percent, unless noted otherwise.

G. Make gradual grade changes. Blend slope into level areas.

H. Remove surplus backfill materials from site.

3.4 TOLERANCES

A. Section 01 40 00 - Quality Requirements.

B. Top Surface of Backfilling Under Paved Areas: Plus or minus 0.05 feet from required elevations.

C. Top Surface of General Backfilling: Plus or minus 1/10 feet from required elevations.

3.5 FIELD QUALITY CONTROL

A. The project Soils Engineer shall provide testing and inspection services.

3.6 PROTECTION OF FINISHED WORK

A. Section 01 70 00 - Execution and Closeout Requirements.

B. Reshape and re-compact fills subjected to vehicular traffic.

SECTION 31 23 23.14 CONTROLLED LOW STRENGTH MATERIAL

PART 1 GENERAL

1.1 SUMMARY

A. Section includes material for use in trench backfill where conditions require controlled density fill.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of the contract, general and supplementary conditions and Division 1 Specification Sections apply to this Section.

B. Related Sections
1. Section 31 23 16 13 – Trenching
2. Section 31 23 23.13 – Backfill
3. Section 32 11 23 – Aggregate Base Course
4. Divisions 14, 15 and 16, as applies to excavating, trenching and backfill.

1.3 REFERENCES

A. ASTM C-33
B. ASTM C-231
C. ASTM C-150, Type II
D. ASTM C-260
E. ASTM C-618, Class F
F. California Building Code Section 1806A.11 – Pipes and Trenches.
G. Soils Report

1.4 SUBMITTALS

A. Refer to Section 01 33 00 for submittal procedures.

B. Contractor shall submit concrete, mortar and grout mix designs, recent test data for submitted mixes, and test data for mix components confirming that the mixes meet the requirements of this section.

PART 2 GENERAL

2.1 COMPONENTS

A. Controlled Low Strength Material (CLSM) mix shall be composed of a cementitious material, water, fine and coarse aggregate, and an admixture.

B. The cementitious materials shall be Portland cement in combination with fly ash.

C. The admixture shall be an air-entraining agent.

D. The proportions of all material used in the CLSM shall conform to the mix design.

E. CLSM shall have an unconfined compressive 28-day strength from 50 psi to a maximum of 150 psi. CLSM with a 28-day compressive strength in excess of 200 psi shall be removed and replaced by the contractor as directed by the Engineer/IOR at no cost to the School District.

F. CLSM shall have a minimum set time of 24 hours.

2.2 AGGREGATE CONTENT

A. Aggregate need not conform to ASTM C-33. Any aggregates which produce performance characteristics of the CLSM may be submitted for approval.

B. CLSM mixture shall contain no aggregate that is larger than 3/8 inch.

C. The amount of material passing No. 200 sieve shall not exceed 12.0 percent.

D. No plastic fines shall be present.

2.3 AIR CONTENT

A. The air content by volume based on measurement immediately after discharge from the mixer shall be determined by ASTM C-231.

B. The total calculated air content of the sample prepared in accordance with ASTM C-231 shall not exceed 6.0 percent.

2.4 COMPONENT MATERIALS

Material	Weight	Sp. Gr.	Abs. Vol.
Cement	30 lb	3.15	0.152
Fly Ash	300 lb	2.30	2.09
Water	317 lb	1.00	5.08
Course Aggregate	1645 lb	2.68	8.76
Fine Aggregate	1465 lb	2.68	9.835
Admixture	4 oz	===	1.08
Total	3757 lb	===	27.0 cu ft

2.5 COMPONENT STANDARDS

A. Cement shall conform to ASTM C-150, Type II

B. Fly Ash shall conform to ASTM C-618, Class F. The fly ash shall not inhibit the entrainment of air.

C. Air entrainment admixture shall conform to ASTM C-260.

D. Aggregates:
1. Fine aggregate: #1 concrete sand.
2. Coarse aggregate: #2 concrete sand – 3/8 pea gravel.

E. Water shall conform to California State Specifications 90-2.03.

PART 3 EXECUTION

3.1 EXAMINATION

A. Division 1 – Administrative Requirements: Coordination and project conditions.

B. Verify trench is ready to receive work.

3.2 DELIVERY TO SITE

A. Provide the Engineer/IOR with delivery tickets for each truck load that show the CLSM mix, the batch quantity and time batched.

3.3 BATCHING, MIXING AND DELIVERING

A. CLSM shall be batched at a Ready-Mix Concrete Plant and delivered to the job site by means of transit mixing trucks.

3.4 INSTALLATION

A. CLSM shall be discharged from transit mix trucks by any reasonable means into the excavation to be backfilled.

B. The CLSM shall be brought uniformly to the elevation of the:
1. Underside of subgrade or asphalt concrete pavement.
2. Underside of structural concrete.

3.5 FIELD QUALITY CONTROL

A. The project Soils Engineer shall provide testing and inspection services.

B. No equipment or traffic shall be allowed on the CLSM until the surface of the CLSM will withstand the weight of the equipment or traffic without damage or displacement.

C. To prevent damage or displacement in traffic areas, provide steel plates that will span the trench until such time as the CLSM has obtained sufficient strength to support equipment and traffic loads.

3.6 FORMING

A. Forms shall conform to the requirements of Section 51 of Caltrans Standard Specifications, July 92 edition.

END OF SECTION 31 23 23.14

SECTION 32 11 23 - AGGREGATE BASE COURSE

PART 1 GENERAL

1.1 SUMMARY

A. Section includes aggregate base course.

B. Related Sections:
1. Section 31 05 13 - Soils for Earthwork.
2. Section 31 22 13 - Rough Grading.
3. Section 31 23 23.13 - Backfill.
4. Section 32 12 16 - Asphalt Pavement.
5. Section 32 13 13 - Concrete Paving.

PART 2 PRODUCTS

2.1 MATERIALS

A. Class II Aggregate Base per Caltrans Standard Specifications, or Local Municipality.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify substrate has been inspected, gradients and elevations are correct and is dry.

3.2 PREPARATION

A. Correct irregularities in substrate gradient and elevation by scarifying, reshaping, and recompacting.

B. Do not place fill on soft, muddy, or frozen surfaces.

3.3 AGGREGATE PLACEMENT

A. Place aggregate in maximum 6-inch layers and compact to specified density.

B. Level and contour surfaces to elevations and gradients indicated.

C. Add small quantities of fine aggregate to coarse aggregate as appropriate to assist compaction.

D. Add water to assist compaction. If excess water is apparent, remove aggregate and aerate to reduce moisture content.

E. Use mechanical tamping equipment in areas inaccessible to compaction equipment.

3.4 TOLERANCES

A. Section 01 40 00 - Quality Requirements: Tolerances.

B. Flatness: Maximum variation of 1/4 inch measured with 10-foot straight edge.

C. Scheduled Compacted Thickness: Within 1/4 inch.

D. Variation From Design Elevation: Within 1/2 inch.

3.5 FIELD QUALITY CONTROL

A. Section 01 40 00 - Quality Requirements: Testing and inspection services.

B. Compaction testing will be performed in accordance with ASTM D1557.

C. If tests indicate Work does not meet specified requirements, remove Work, replace and retest at no cost to owner.

END OF SECTION 32 11 23

SECTION 32 12 16 - ASPHALT PAVEMENT

PART 1 GENERAL

1.1 SUMMARY

A. Section includes asphaltic concrete paving, wearing, binder and base course; surface sealer; and aggregate base course.

B. Related Sections:
1. Section 31 05 13 - Soils for Earthwork.
2. Section 31 22 13 - Rough Grading: Preparation of site for paving and base.
3. Section 31 23 23.13 - Backfill: Compacted subbase for paving.
4. Section 32 11 23 - Aggregate Base Course.

1.2 REFERENCES

A. ASTM D946 - Penetration-Graded Asphalt Cement for Use in Pavement Construction.

B. ASTM D3381 - Viscosity Graded Asphalt Cement for Use in Pavement Construction.

C. TAI - (The Asphalt Institute) - MS-2 Mix Design Methods for Asphalt Concrete and Other Hot Mix Types.

D. TAI - (The Asphalt Institute) - MS-3 Asphalt Plant Manual.

E. TAI - (The Asphalt Institute) - MS-8 Asphalt Paving Manual.

F. TAI - (The Asphalt Institute) - MS-19 Basic Asphalt Emulsion Manual.

G. Caltrans Standard Specifications, 2010 Edition, Section 39.

1.3 SUBMITTALS

A. Product Data: Submit product information and mix design.

1.4 QUALITY ASSURANCE

A. Perform Work in accordance with Caltrans Standard Specifications.

B. Mixing Plant: Conform to Caltrans Standard Specifications.

C. Obtain materials from same source throughout.

D. Maintain one copy of each document on site.

1.5 ENVIRONMENTAL REQUIREMENTS

A. Section 01 60 00 - Product Requirements.

B. Do not place asphalt when ambient air or base surface temperature is less than 40 degrees F, or surface is wet or frozen.

PART 2 PRODUCTS

2.1 MATERIALS

A. Asphalt Pavement: In accordance with Caltrans Standard Specifications.

2.2 SOURCE QUALITY CONTROL AND TESTS

A. Section 01 45 23 - Quality Control: Testing and Inspection Services: Provide mix design for asphalt.

B. Submit proposed mix design for review prior to beginning of Work.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify compacted granular base is dry and ready to support paving and imposed loads.

C. Verify gradients and elevations of base are correct.

3.2 SUBBASE

A. Section 32 11 23 - Aggregate Base Course forms the base construction for Work of this section.

3.3 PREPARATION - PRIMER

A. Apply primer in accordance with Caltrans Standard Specifications.

3.4 PREPARATION - TACK COAT

A. Apply tack coat in accordance with Caltrans Standard Specifications.

B. Apply tack coat to contact surfaces of curbs and gutters.

C. Coat surfaces of manhole and catch basin frames with oil to prevent bond with asphalt pavement. Do not tack coat these surfaces.

3.5 PLACING ASPHALT PAVEMENT - SINGLE COURSE

A. Install Work in accordance with Caltrans Standard Specifications.

3.6 PLACING FOG SEAL

3.7 CURBS

A. Install extruded asphalt curbs of profile as indicated on drawings.

3.8 TOLERANCES

A. Section 01 40 00 - Quality Requirements: Tolerances.

B. Flatness: Maximum variation of 1/4 inch measured with 10-foot straight edge.

C. Scheduled Compacted Thickness: Within 1/4 inch.

D. Variation from True Elevation: Within 1/2 inch.

3.9 FIELD QUALITY CONTROL

A. Section 01 40 00 - Quality Requirements: Testing and inspection services
Section 01 70 00 - Execution and Closeout Requirements: Testing, adjusting, and balancing.

3.10 PROTECTION OF FINISHED WORK

A. Section 01 70 00 - Execution and Closeout Requirements: Protecting finished work.

B. Immediately after placement, protect pavement from mechanical injury for 24 hours or until surface temperature is less than 140 degrees F.

3.11 SCHEDULES

A. Pavement sections for various locations and uses are to be as shown on the drawings.

SECTION 32 13 13 - CONCRETE PAVING

PART 1 GENERAL

1.1 SUMMARY

A. Section includes concrete sidewalks, integral curbs, gutters, parking areas, driveways, and roads; and aggregate base course.

B. Related Sections:
1. Section 31 22 13 - Rough Grading.
2. Section 31 23 23.13 - Backfill.
3. Section 32 11 23 - Aggregate Base Course.

1.2 REFERENCES

A. ACI 304 (American Concrete Institute) - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.

B. ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.

C. ASTM A497 - Welded Deformed Steel Wire Fabric for Concrete Reinforcement.

D. ASTM A615 - DeformeM and Plain Billet-Steel for Concrete Reinforcement.

E. ASTM C33 - Concrete Aggregates.

F. ASTM C94 - Ready Mix Concrete.

G. ASTM C150 - Portland Cement

H. ASTM C260 - Air-Entraining Admixtures for Concrete.

I. ASTM C309 - Liquid Membrane-Forming Compounds for Curing Concrete.

J. ASTM C494 - Chemical Admixtures for Concrete.

K. ASTM D1751 - Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction.

L. ASTM D1752 - Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction.

1.3 QUALITY ASSURANCE

A. Perform Work in accordance with requirements of Local Municipality.

B. Maintain one copy of each document on site.

C. Obtain cementitious materials from same source throughout.

1.4 ENVIRONMENTAL REQUIREMENTS

A. Section 01 60 00 - Product Requirements.

B. Do not place concrete when base surface temperature is less than 40 degrees, or surface is wet or frozen.

PART 2 PRODUCTS

2.1 FORM MATERIALS

A. Wood or Steel form material, profiled to suit conditions.

B. Joint Filler: ASTM D1751.

2.2 REINFORCEMENT

A. Reinforcing Steel: ASTM A615; Grade 60 deformed billet steel bars; unfinished.

B. Welded Steel Wire Fabric: Plain type, ASTM A185 in flat sheets or coiled rolls; unfinished.

C. Dowels: ASTM A615; plain steel, unfinished.

2.3 CONCRETE MATERIALS

A. Concrete Materials: As specified in Section 03 30 00. Provide in accordance with local municipality Public Work's standards.

B. Fly Ash content per local Municipality Public Work’s Standards.

2.4 CONCRETE MIX - BY PERFORMANCE CRITERIA

A. Provide concrete to the following criteria:
1. Compressive Strength: 3000 psi @ 28 days.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify compacted subgrade or granular base is acceptable and ready to support paving

and imposed loads.

C. Verify gradients and elevations of base are correct.

3.2 SUBBASE

A. Section 32 11 23 - Aggregate Base Course forms the base construction for Work of this section.

3.3 PREPARATION

A. Moisten base to minimize absorption of water from fresh concrete.

B. Coat surfaces of manhole and catch basin frames with oil to prevent bond with concrete pavement.

C. Notify Architect/Engineer minimum 24 hours prior to commencement of concreting operations.

3.4 FORMING

A. Place and secure forms to correct location, dimension, profile, and gradient.

B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.

C. Place joint filler vertical in position, in straight lines. Secure to formwork during concrete placement.

3.5 REINFORCEMENT

A. Place reinforcement as indicated on drawings.

B. Interrupt reinforcement at expansion joints.

C. Place reinforcement to achieve pavement and curb alignment as detailed.

3.6 PLACING CONCRETE

A. Place concrete in accordance with local municipality Public Work's standards.

B. Ensure reinforcement, inserts, embedded parts, formed joints and are not disturbed during concrete placement.

C. Place concrete continuously over the full width of the panel and between predetermined construction joints.

D. Place concrete to pattern indicated on drawings.

3.7 JOINTS

A. Place expansion and contraction joints as shown on drawings. Align curb, gutter, and sidewalk joints.

B. Place joint filler between paving components and building or other appurtenances. Recess top of filler 1/4 inch for sealant placement.

C. Provide scored sawn joints as indicated on drawings and between sidewalks and curbs.

3.8 EXPOSED AGGREGATE

A. See Landscape Drawings and Specifications.

3.9 FINISHING

A. Sidewalk Paving: Light broom perpendicular to path of travel and trowel joint edges.

B. Curbs and Gutters: Light broom in direction of flow.

C. Direction of Texturing: Transverse to pavement direction.

D. Inclined Vehicular Ramps: Broomed perpendicular to slope.

E. Place curing compound on exposed concrete surfaces immediately after finishing.

3.10 JOINT SEALING

A. Separate pavement from vertical surfaces with thick joint filler.

B. Place joint filler in pavement pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.

C. Extend joint filler from bottom of pavement to within 1/8 inch of finished surface. Conform to joint sealer manufacturer requirements.

3.11 TOLERANCES

A. Section 01 40 00 - Quality Requirements: Tolerances.

B. Maximum Variation of Surface Flatness: 1/4 inch in 10 feet.

C. Maximum Variation From True Position: 1/2 inch.

3.12 FIELD QUALITY CONTROL

A. Section 01 40 00 - Quality Requirements: Testing and inspection services
Section 01 70 00 - Execution and Closeout Requirements: Testing, adjusting, and balancing.

B. Testing firm will take cylinders and perform slump [and air entrainment] tests in accordance with ACI 301.

C. One slump test will be taken for each set of test cylinders taken.

D. Maintain records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken.

3.13 PROTECTION

A. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury.

B. Do not permit pedestrian or vehicular traffic over pavement for 7days minimum after finishing.

SECTION 32 17 00 - PAVEMENT SPECIALTIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Parking lot striping.
B. Disabled loading zone striping and disabled parking symbol.
C. Traffic symbols.
D. Curb painting.
E. Traffic and parking control signage.
F. Sport Court striping.

1.2 RELATED SECTIONS

A. Section 32 12 16 - Asphalt Pavement.
B. Section 32 13 13 - Concrete Paving.

1.3 QUALITY ASSURANCE

A. Materials and work of this section shall conform with Local Municipality Public Works standards and specifications.

1.4 REGULATORY REQUIREMENTS

A. Conform to regulations of Bay Area Air Quality Management District and California Air Resources Board regarding use of paint.

1.5 ENVIRONMENTAL REQUIREMENTS

A. Do no painting when surface and air temperatures are below 40 degrees F or below those temperatures recommended by the paint manufacturer.

PART 2 PRODUCTS

2.1 STANDARD CATALOG PRODUCTS

A. Symbol Marking Paint and Traffic Marking Paint: Water borne product conforming to State Specification 8010-426-30; Dunn-Edwards Traffic Paint W801, Sinclair 160 Vinyl Traffic Paint, or equal product.

1. ISA Symbol Background: Color - Blue. Size: As indicated in the drawings.

2. Parking Stall Striping, Traffic Symbols and Disabled Loading Zone Striping and Lettering: Color - White. Width for all striping: Three inches, or as indicated in the drawings. Blue border around access aisle.

3. Disabled Stall Curbs: Color - Blue. Width for all striping: Three inches, or as

indicated in the drawings.

4. Sport Court Striping: Color - White.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine receiving surfaces and verify that surfaces are proper for installation.

B. Do not start work until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Remove dirt, oil, grease, and other foreign matter from the areas of the pavement and curbs to be painted.

B. Do not apply traffic paint to surfaces which are excessively dirty, damp, and cold.

3.3 INSTALLATION

A. Apply parking lot as a 4 inch wide solid line. Apply loading zone striping as 8 inch wide solid line.

B. Stripe parking stalls to the dimensions as shown on the Drawings; traffic symbols shall be as shown. Stripe loading zone to dimensions shown on Drawings.

C. Paint the ISA parking symbol in each accessible parking stall as indicated on the Drawings and in accordance with the American National Standard Institute Figure A117.1.

D. Paint horizontal and vertical face of curbs abutting accessible parking stalls. See Drawings for extent of painted curbs.

E. Apply traffic paint with atomizing spray type striping machine equipped with separate thermostatically controlled heating devices for each paint pot and capable of applying paint whereby the lines and markings have clear-cut edges, true and smooth alignments and uniform thicknesses.

F. Apply paint with completed lines and marking clean, sharp and to dimensions.

1. Ragged ends of segments, fogginess along the sides or objectionable dribbling of paint along the unpainted portions of the strips will not be permitted.

2. The finished paint shall have an opaque, well painted appearance with no black or other discolorations showing through.

G. Set posts for parking sign plumb in minimum 12 inch diameter concrete footings with top of footing 6 inches below finished grade and bottom of footing minimum 36 inches

below finished grade. Slope top of concrete for water runoff. Cap top of pipe.

H. Secure signs to posts with saddles and vandal-proof nuts.

I. Install parking control signs with bottom of upper sign 60 inches above finished grade. Install accessible parking signs with bottom of upper sign 80 inches above finished grade. Install lower signs in two sign assemblies with top within 1 inch of bottom of upper sign.

3.4 PROTECTION

A. Exercise reasonable precautions to protect the paint, as applied, during drying time. Remove objectionable tracking.

SECTION 323119 - DECORATIVE METAL FENCES AND GATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Decorative steel fences.
2. Swing gates.

B. Related Requirements:

1. Section 033053 "Miscellaneous Cast-in-Place Concrete" for concrete post concrete fill.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For fencing and gates.

1. Include plans, elevations, sections, gate locations, post spacing, and mounting attachment details, and grounding details.

C. Welding certificates.

D. Samples: For each fence material and for each color specified.

1. Provide Samples 12 inches in length for linear materials.
2. Provide Samples 12 inches square for sheet or plate materials.

1.5 INFORMATIONAL SUBMITTALS

A. Field quality-control reports.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For gate operators to include in maintenance manuals.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: Fabricator of products.

B. Welding: Qualify procedures and personnel according to the following:

1. AWS D1.1 “Structural Welding Code – Steel”

C. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Include 10-foot length of fence complying with requirements.
2. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Requirements: As shown on Drawings and indicated in Structural Calculations.

B. Thermal Movements: Provide exterior metal fabrications that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

2.2 DECORATIVE STEEL FENCES

A. Decorative Steel Fences: Fences made from steel tubing bars and shapes.

B. Posts: Square steel tubing.

1. Line Posts: 4 by 4 inches with 1/4-inch (6.35-mm) wall thickness.
2. End and Corner Posts: 4 by 4 inches with 1/4-inch (6.35-mm) wall thickness.
3. Swing Gate Posts: 4 by 4 inches with 1/4-inch (6.35-mm wall thickness.

C. Post Caps: Formed from steel sheet.

D. Rails:

1. Steel Tube Rails: Square steel tubing 2 by 2 inches with 1/4-inch (6.35-mm) wall thickness.

E. Pickets: 1 inch square by 14 gauge steel tubes.

1. Terminate tops of pickets at top rail for flush top appearance.
2. Picket Spacing: 4 inches clear, maximum.

F. Fasteners: Stainless-steel carriage bolts and tamperproof nuts.

G. Finish exposed welds to comply with NOMMA Guideline 1, Finish #2 - completely sanded joint, some undercutting and pinholes okay.

H. Finish for Steel Items: Primed.

2.3 SWING GATES

A. Gate Configuration: As indicated.

B. Gate Frame Height: As indicated.

C. Gate Opening Width: As indicated.

D. Steel Frames and Bracing: Fabricate members from square steel tubing 1-1/2 by 1-1/2 inches with 1/8-inch wall thickness.

E. Frame Corner Construction: Welded and 5/16-inch- diameter, adjustable truss rods for panels 5 feet wide or wider.

F. Additional Rails: Provide as indicated, complying with requirements for fence rails.

G. Infill: Comply with requirements for adjacent fence.

H. Picket Size, Configuration, and Spacing: Comply with requirements for adjacent fence.

I. Hardware: [See hardware groups as specified in Section 087111 “Door Hardware”] [As indicated on Drawings].

J. Cane Bolts: Provide for inactive leaf of pairs of gates. Fabricated from 3/4-inch- diameter, round steel bars, hot-dip galvanized after fabrication. Finish to match gates. Provide galvanized-steel pipe strikes to receive cane bolts in both open and closed positions.

K. Finish exposed welds to comply with NOMMA Guideline 1, Finish #2 - completely sanded joint, some undercutting and pinholes okay.

L. Steel Finish: Primed.

2.4 FENCE AND GATE FABRICATION

A. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners and use concealed field splices where possible.

B. Provide cutouts, fittings, and anchorages as needed to coordinate assembly and installation with other work.

1. Provide with integrally welded steel strap anchors for embedding in concrete or masonry construction

2.5 STEEL AND IRON MATERIALS

A. General: Provide materials with smooth, flat surfaces, unless otherwise indicated. Provide materials without seam marks, roller marks, rolled trade names, or blemishes.

B. Plates, Shapes, and Bars: ASTM A36/A36M.

C. Bars (Pickets): Hot-rolled, carbon steel complying with ASTM A29/A29M, Grade 1010.

D. Tubing: ASTM A500/A500M, cold-formed steel tubing.

E. Bar Grating: NAAMM MBG 531.

1. Bars: Hot-rolled steel strip, ASTM A1011/A1011M, Commercial Steel, Type B.
2. Wire Rods: ASTM A510/A510M.

F. Uncoated Steel Sheet: Hot-rolled steel sheet, ASTM A1011/A1011M, Structural Steel, Grade 45 or cold-rolled steel sheet, ASTM A1008/A1008M, Structural Steel, Grade 50.

G. Expanded Metal: ASTM F 1267, Type II (expanded and flattened), Class 1 (uncoated).

1. Style Designation: 3/4 number 1

2.6 MISCELLANEOUS MATERIALS

A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

B. Concrete: Normal-weight, air-entrained, ready-mix concrete complying with requirements in Section 033000 "Cast-in-Place Concrete" with a minimum 28-day compressive strength of 3000 psi, 3-inch slump, and 1-inch maximum aggregate size or dry, packaged, normal-weight concrete mix complying with ASTM C387/C387M mixed with potable water according to manufacturer's written instructions.

C. Nonshrink Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C1107/C1107M and specifically recommended by manufacturer for exterior applications.

2.7 STEEL FINISHES

A. Comply with local VOC limitations of authorities having jurisdiction and the California Green Building Code. Verify compatibility with finish coats specified in other sections.

B. Surface Preparation: Clean surfaces according to SSPC-SP6/NACE No. 3 Commercial Blast Clean to create a dense, angular and uniform surface profile of 1.5 mils minimum.

C. Primer Application: Apply two-component, moisture-cured, zinc-rich primer, immediately after cleaning, to provide a minimum dry film thickness of 2.5 to 3.5 mils per applied coat, to surfaces that are exposed after assembly and installation, and to concealed surfaces.

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

a. Tnemec; Teneme-Zinc Series 90-97

D. Apply intermediate and topcoats to prime-coated surfaces. Comply with coating manufacturer's written instructions and with requirements in SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting. Apply at spreading rates recommended by coating manufacturer.

E. Stipe-coat procedure to prevent edge rusting: Apply polyamidoamine epoxy stipe coat by brush to all primed welds, voids, nuts, bolts and sharp edges referencing Paint Application Guide No. 11 for protecting corners, edges, crevices and irregular steel geometries.

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

a. Tnemec; Series V69 Hi-Build Epoxoline II
b. Color as selected by Architect from manufacturer’s full range of standard colors.

F. Intermediate Coat: Apply polyamidoamine epoxy intermediate coat with a minimum dry film thickness of 3.0 to 5.0 mils.

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

a. Tnemec; Series V69 Hi-Build Epoxoline II

G. Finish Coat: Apply water-based, low VOC, High Dispersion Pure acrylic polymer coating by spray application to provide a minimum dry film thickness of 2.5 to 3.5 mils.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, construction layout, and other conditions affecting performance of the Work.

B. Do not begin installation before final grading is completed unless otherwise permitted by Architect.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Stake locations of fence lines, gates, and terminal posts. Do not exceed intervals of 500 feet or line of sight between stakes. Indicate locations of utilities, lawn sprinkler system, underground structures, benchmarks, and property monuments.

1. Construction layout and field engineering are specified in Section 017300 "Execution."

3.3 DECORATIVE FENCE INSTALLATION

A. Post Excavation: Drill or hand-excavate holes for posts in firm, undisturbed soil. Excavate holes to a diameter of not less than 4 times post size and a depth of not less than 24 inches plus 3 inches for each foot or fraction of a foot that fence height exceeds 4 feet.

B. Post Setting: Set posts in concrete at indicated spacing into firm, undisturbed soil.

1. Verify that posts are set plumb, aligned, and at correct height and spacing, and hold in position during setting with concrete or mechanical devices.
2. Concrete Fill: Place concrete around posts and vibrate or tamp for consolidation. Protect aboveground portion of posts from concrete splatter.

a. Concealed Concrete: Top 2 inches below grade as indicated on Drawings to allow covering with surface material. Slope top surface of concrete to drain water away from post.

3. Posts Set in Concrete: Extend post to within 6 inches of specified excavation depth, but not closer than 3 inches to bottom of concrete.
4. Posts Set into Concrete in Sleeves: Use galvanized-steel pipe sleeves with inside diameter at least 3/4 inch larger than outside diagonal dimension of post, preset and anchored into concrete for installing posts.

a. Extend posts at least 5 inches into sleeve.

b. After posts have been inserted in sleeves, fill annular space between post and sleeve with nonshrink grout, mixed and placed to comply with grout manufacturer's written instructions; shape and smooth to shed water. Finish and slope top surface of grout to drain water away from post.

5. Posts Set into Voids in Concrete: Form or core drill holes not less than 3/4 inch larger than outside diagonal dimension of post.

a. Extend posts at least 5 inches into concrete.
b. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink grout, mixed and placed to comply with grout manufacturer's written instructions. Finish and slope top surface of grout to drain water away from post.

6. Space posts uniformly at 8 feet o.c.

3.4 GATE INSTALLATION

A. Install gates according to manufacturer's written instructions, level, plumb, and secure for full opening without interference. Attach hardware using tamper-resistant or concealed means. Install ground-set items in concrete for anchorage. Adjust hardware for smooth operation and lubricate where necessary.

3.5 ADJUSTING

A. Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

B. Lubricate hardware and other moving parts.

END OF SECTION 323119

SECTION 32 32 19 –UNIT MASONRY RETAINING WALLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

B. Comply with Chapter 21A, Volume 2, Title 24, C.C.R.

1.2 DESCRIPTION OF WORK:

A. Extent of each type of masonry work is indicated on drawings and schedule.

1.3 QUALITY ASSURANCE:

A. Comply with Section 2102A, Title 24, C.C.R.

B. Single Source Responsibility for Masonry Units: Obtain exposed masonry units of uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from one manufacturer for each different product required for each continuous surface or visually related surfaces.

C. Testing and Inspection:

1. All masonry work shall be continuously inspected during laying and grouting by an inspector specially approved for that purpose by the Division of State Architect. The inspector shall make test samples and perform such tests as required and shall check the materials, details of construction and construction procedures. The masonry inspector shall provide verified reports in accordance with Section 2115A, Title 24, C.C.R.

1.4 SUBMITTALS:

A. Mill Certificates: Submit steel producer's certificates of mill analysis, tensile and bend tests for reinforcement steel required for project.

B. Shop Drawings: Submit shop drawings for fabrication, bending, and placement of reinforcement bars. Comply with ACI 315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures". Show bar schedules, diagrams of bent bars, stirrup spacing, lateral ties and other arrangements and assemblies as required for fabrication and placement of reinforcement for unit masonry work.

1.5 DELIVERY, STORAGE, AND HANDLING:

A. Deliver masonry materials to project in undamaged condition.

B. Store and handle masonry units to prevent their deterioration or damage due to moisture, temperature changes, contaminants, corrosion or other causes.

1.6 PROJECT CONDITIONS:

A. Protection of Work: During erection, cover top of walls with waterproof sheeting at end of each day's work. Cover partially completed structures when work is not in progress.

B. Extend cover a minimum of 24 inches down both sides and hold cover securely in place.

C. Protect sills, ledges and projections from droppings of mortar.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. CONCRETE MASONRY UNITS:

1. Block wall units shall be split face on exposed sides, 8 x 6 x 16 dimensions. Color and style to be selected by architect.

2. Wall cap shall be Paverstone anchor diamond cap available from Paver depot

3. Hollow Concrete Masonry Units: In accordance with CBC Section 2102A.2.5, 5 and UBCS 21-4 and ASTM C90, Grade N, Type 1 lightweight expanded shale aggregate, open end, Hollow Load Bearing Masonry Units. Linear shrinkage tests shall conform to ASTM C-426.

2.2 MORTAR AND GROUT MATERIALS:

A. Portland Cement: ASTM C 150, Type I, except Type III may be used for cold weather construction. Provide natural color or white cement as required to produce required mortar color.

B. Hydrated Lime: ASTM C 207, Type S.

C. Aggregate for Mortar: ASTM C 144, except for joints less than 1/4" use aggregate graded with 100% passing the No. 16 sieve.

D. White Mortar Aggregates: Natural white sand or ground white stone.

E. Colored Mortar Aggregates: Ground marble, granite or other sound stone, as required to match selected block color. Verify color with Architect.

F. Aggregate for Grout: ASTM C 404.

G. Water: Clean and potable.

H. Reinforcement Bars: Provide deformed bars of following grades complying with ASTM A 706, except as otherwise indicated.

1. Provide Grade 40 for bars No. 3 to No. 6, except as otherwise indicated.

2. Provide Grade 60 for bars No. 3 to No. 18, except as otherwise indicated.

3. Where No. 2 bars are shown, provide plain, round, carbon steel bars, ASTM A 675, Grade 80.

4. Shop-fabricate reinforcement bars which are shown to be bent or hooked.

5. See Section 1903.1 for testing requirements for reinforcing steel.

I. MORTAR AND GROUT MIXES:

1. General: Do not add admixtures including coloring pigments, air-entraining agents, accelerators, retarders, water repellent agents, anti-freeze compounds or other admixtures, unless otherwise indicated.

2. Do not use calcium chloride in mortar or grout.

3. Mixing: Combine and thoroughly mix cementitious, water and aggregates in a mechanical batch mixer; comply with referenced ASTM standards for mixing time and water content.

4. Mortar for Unit Masonry: Mortar shall consist of one part Portland cement, 2-1/4 to 3 parts sand based on dry loose volume, and not less than 1/4 part nor more than 1/2 part lime. Mortar shall attain a minimum compressive strength of 2000 pounds per square foot at 28 days.

5. Lime shall be the last material added to the mixer.

6. Materials for mortar and grout shall be measured in suitable calibrated devices. Shovel measurements will not be accepted.

7. Use Type S mortar for reinforced masonry.

8. Colored Pigmented Mortar: Select and proportion pigments of pure mineral oxide with other ingredients to produce color required. Do not exceed pigment-to-cement ratio of 1-to-10, by weight.

9. Colored Aggregate Mortar: Produce mortar of color required by use of colored aggregates in combination with selected cementitious materials.

10. Color to match block, verify selection with Architect.

11. Grout for Unit Masonry: Comply with ASTM C 476 for grout for use in construction of reinforced and nonreinforced unit masonry. Use grout of consistency indicated or if not otherwise indicated, of consistency (fine or coarse) at time of placement which will completely fill all spaces intended to receive grout.

12. Fine Grout: Mix shall consist of one part Portland Cement, 1/10 part hydrated lime, and 2-1/4 to 3 parts sand.

13. Coarse Grout: Mix shall consist of one part Portland Cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand and not more than 2 parts pea gravel.

14. Grout shall attain a minimum compressive strength of 2,500 pounds per square foot at 28 days.

J. Epoxy: PL Premium Polyurethane construction adhesive or equal as recommended for bonding masonry and brick material in exterior applications. Adhesive shall be water-proof, reach a minimum of 200 psi shear strength within 24 hours drying time, shall resist heat and cold and shall meet or exceed APA, AFG-01 specifications.

K. WATERPROOF MEMBRANE: refer to Concrete Section 32 13 13

PART 3 - EXECUTION

3.1 PLACING REINFORCEMENT:

A. General: Clean reinforcement of loose rust, mill scale, earth, ice or other materials which will reduce bond to mortar or grout. Do not use reinforcement bars with kinks or bends not shown on drawings or final shop drawings, or bars with reduced cross- section due to excessive rusting or other causes.

B. Position reinforcement accurately at the spacing indicated. Support and secure vertical bars against displacement. Horizontal reinforcement may be placed as the masonry work progresses. Where vertical bars are shown in close proximity, provide a clear distance between bars of not less than the nominal bar diameter or 1" (whichever is greater).

C. For columns, piers and pilasters, provide a clear distance between vertical bars as indicated, but not less than 1-1/2 times the nominal bar diameter or 1-1/2", whichever is greater. Provide lateral ties as indicated.

D. Splice reinforcement bars where shown; do not splice at other points unless acceptable to the Architect. Provide lapped splices, unless otherwise indicated. In splicing vertical bars or attaching to dowels, lap ends, place in contact and wire tie.

E. Provide not less than minimum lap shown, or if not indicated, as required by governing code.

F. Weld splices where indicated. Comply with the requirements of AWS D1.4 for welding materials and procedures.

G. Embed metal ties in mortar joints as work progresses, with a minimum mortar cover of 5/8" on exterior face of walls and 1/2" at other locations.

H. Embed prefabricated horizontal joint reinforcement as the work progresses, with a minimum cover of 5/8" on exterior face of walls and 1/2" at other locations. Lap units not less than 6" at ends. Use prefabricated "L" and "T" units to provide continuity at corners and intersections. Cut and bend units for continuity at returns, offsets, column fire- proofing, pipe enclosures and other special conditions.

I. Anchoring: Anchor reinforced masonry work to supporting structure as indicated.

J. Anchor reinforced masonry walls to non-reinforced masonry where they intersect.

3.2 INSTALLATION, GENERAL:

A. Concrete Masonry Units: Do not wet concrete masonry units.

B. Cleaning Reinforcing: Before placing, remove loose rust, ice and other coatings from reinforcing.

C. Coordinate with Electrical Contractor for location and installation of conduit and outlet boxes which shall be built in the wall prior to installation of grout.

D. Leave openings for equipment to be installed before completion of masonry work. After installation of equipment, complete masonry work to match work immediately adjacent to the opening.

E. Matching Existing Masonry Work: Match coursing, bonding, color and texture of new masonry work with existing work where indicated on drawings.

3.3 CONSTRUCTION TOLERANCES:

A. Variation from Plumb: For vertical lines and surfaces of columns, walls and arises do not exceed 1/4" in 10'. For vertical joint alignment, do not exceed plus or minus 1/4" in 10', 1/2" maximum.

B. Variation from Level: For bed joints and horizontal grooves and other conspicuous lines, do not exceed 1/2" in 10'.

C. Variation in Mortar Joint Thickness: Do not exceed bed joint thickness indicated by more than plus or minus 1/8", with a maximum thickness limited to 1/2". Do not exceed head joint thickness indicated by more than plus or minus 1/8".

3.4 LAYING MASONRY WALLS:

A. Layout walls in advance for accurate spacing of surface running bond patterns with uniform joint widths and to accurately locate openings, movement-type joints, returns and offsets. Avoid the use of less-than-half-size units at corners, jambs and wherever possible at other locations.

B. Lay-up walls to comply with specified construction tolerances, with courses accurately spaced and coordinated with other work.

C. Pattern Running Bond; Lay exposed masonry in the running bond pattern with vertical joint aligned in every other course above and below. Intermediate course shall shift one half masonry unit dimension.

D. Stopping and Resuming Work: Rack back 1/2-unit length in each course. Do not tooth. Clean exposed surfaces of set masonry, wet units lightly (if required) and remove loose masonry units and mortar prior to laying fresh masonry.

3.5 CONTROL AND EXPANSION JOINTS:

A. General: Provide vertical and horizontal expansion, control and isolation joints in masonry where shown. Build-in related items as the masonry work progresses.

3.6 TEMPORARY FORMS AND SHORING:

A. Provide formwork and shores as required for temporary support of reinforced masonry elements.

B. Construct formwork to conform to shape, line and dimensions shown. Make sufficiently tight to prevent leakage of mortar grout, or concrete (if any). Brace, tie and support as required to maintain position and shape during construction and curing of reinforced masonry.

C. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and all other reasonable temporary loads that may be placed on them during construction.

3.7 INSTALLATION OF REINFORCED CONCRETE UNIT MASONRY:

A. General:

1. Do not wet concrete masonry units (CMU).

2. Lay CMU units with full-face shell mortar beds. Fill vertical head joints (end joints between units) solidly with mortar from face of unit to a distance behind face equal to not less than the thickness of longitudinal face shells. Solidly bed cross-webs of starting courses in mortar. Maintain head and bed joint widths shown, or if not shown, provide 3/8" joints.

3. Where solid CMU units are shown, lay with full mortar head and bed joints.

B. Walls:

1. Pattern Running Bond: Lay CMU wall units in stack bond with vertical joints in every other course aligned with vertical joints in every other course above and below, unless otherwise indicated. Use special-shaped units where shown, and as required for corners, jambs, sash, control joints, lintels, bond beams and other special conditions.

2. Maintain vertical continuity of core or cell cavities, to provide minimum clear dimensions indicated and to provide minimum clearance and grout coverage for vertical reinforcement bars. Keep cavities free of mortar. All cells shall filled with grout.

C. Columns, Piers and Pilasters:

1. Use CMU units of the size, shape and number of vertical core spaces shown. If not shown, use units which provide minimum clearances and grout coverage for number and size of vertical reinforcement bars shown.

2. Provide pattern as shown or use running bond if not shown.

D. Grouting:

1. Use "Fine Grout" for filling spaces less than 4" in one or both horizontal directions.

2. Use "Coarse Grout" for filling 4" spaces or larger in both horizontal directions.

3. Grouting Technique: At the Contractor's option, use either low- lift or high-lift grouting techniques subject to requirements which follow.

4. Low-Lift Grouting: Comply with CBC Section 2104A.6.1.1, Title 24, C.C.R.

Provide minimum clear dimension of 2" and clear area of 8 sq. in. in vertical cores to be grouted.

Place vertical reinforcement prior to laying of CMU. Extend above elevation of maximum pour height as required for splicing. Support in position at vertical intervals not exceeding 192 bar diameters nor 10 ft.

Lay CMU to maximum pour height. Do not exceed 5' height.

Pour grout using chute or container with spout. Rod or vibrate grout during placing. Place grout continuously; do not interrupt pouring of grout for more than one hour. Terminate grout pours 1-1/2" below top course of pour.

5. High-Lift Grouting: Comply with CBC Section 2104A.6.1.1, Title 24, C.C.R.

Provide cleanout holes in first course of each pour of grout.

Use units with one face shell removed and provide temporary supports for units above, or use header units with concrete brick supports, or cut openings in one face shell.

Construct masonry to full height of maximum grout pour specified, prior to placing grout.

Limit grout lifts to a maximum height of 5' and grout pour to a maximum height of 24', unless otherwise indicated.

Place vertical reinforcement before grouting. Place before or after laying masonry units, as required by job conditions. Tie vertical reinforcement to dowels at base of masonry where shown and thread CMU over or around reinforcement. Support vertical reinforcement at intervals not exceeding 192 bar diameters nor 10'.

Where individual bars are placed after laying masonry, place wire loops extending into cells as masonry is laid and loosen before mortar sets. After insertion of reinforcement bar, pull loops and bar to proper position and tie free ends.

Embed lateral tie reinforcement in mortar joints where indicated. Place as masonry units are laid, at vertical spacing shown.

Where lateral ties are shown in contact with vertical reinforcement bars, embed additional lateral tie reinforcement in mortar joints. Place as shown, or if not shown, provide as required to prevent grout blowout or rupture of CMU face shells, but provide not less than No. 2 bars or 8-gage wire ties spaced 16" o.c. for members with 20" or less side dimensions, and 8" o.c. for members with side dimensions exceeding 20".

6. Preparation of Grout Spaces: Prior to grouting, inspect and clean grout spaces. Remove dust, dirt, mortar droppings, loose pieces of masonry and other foreign materials from grout spaces. Clean reinforcing and adjust to proper position. Clean top surface of structural members supporting masonry to ensure bond. After final cleaning and inspection, close cleanout holes and brace closures to resist grout pressures.

7. Do not place grout until entire height of masonry to be grouted has attained sufficient strength to resist displacement of masonry units and breaking of mortar bond. Install shores and bracing, if required, before starting grouting operations.

8. Place grout by pumping into grout spaces unless alternate methods are acceptable to the Architect.

9. Limit grout pours to sections which can be completed in one working day with not more than one hour interruption of pouring operation. Place grout in lifts which do not exceed 5'. Allow not less than 30 minutes, nor more than one hour between lifts of a given pour. Rod or vibrate each grout lift during pouring operation.

10. When more than one pour is required to complete a given section of masonry, extend reinforcement beyond masonry as required for splicing. Pour grout to within 1-1/2" of top course of first pour. After grouted masonry is cured, lay masonry units and place reinforcement for second pour section before grouting. Repeat sequence it more pours are required.

3.8 REPAIR, POINTING AND CLEANING:

A. Remove and replace masonry units which are loose, chipped, broken, stained or otherwise damaged, or if units do not match adjoining units as intended. Provide new units to match

adjoining units and install in fresh mortar or grout, pointed to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge any voids or holes, except weep holes, and completely fill with mortar. Point-up all joints including corners, openings and adjacent work to provide a neat, uniform appearance, prepared for application of sealants.

C. Final Cleaning: After mortar is thoroughly set and cured, clean masonry as follows:

D. Remove large mortar particles by hand with wooden paddles and non-metallic scrape hoes or chisels.

E. Clean concrete unit masonry to comply with masonry manufacturer's directions and applicable NCMA "Tek" bulletins.

F. Protection: Provide final protection and maintain conditions in a manner acceptable to Installer, which ensures unit masonry work being without damage and deterioration at time of substantial completion.

END OF SECTION 32 32 19 (Revised 12/16/25)

SECTION 32 84 00 - PLANTING IRRIGATION

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. Provide complete, automatically controlled, spray sprinkler, turf rotor, bubbler and/or drip underground irrigation system as shown on Drawings.
B. This Section includes but is not limited to: excavating, backfilling, finish grading, piping, valves, sprinklers, specialties, controls, and wiring for automatic control irrigation system.
C. Related Sections include the following:

1. Specification Section 31 23 16.13 Trenching
2. Specification Section 31 23 23.13 Backfilling.
3. Specification Section 32 13 13 Concrete Paving
4. Specification Section 32 90 00 Planting.
5. Specification Section 32 92 00 Turf Planting

1.3 DEFINITIONS

A. Certified Landscape Irrigation Auditor (CLIA): a person certified to perform landscape irrigation audits by the Irrigation Association Certification Board.
B. Lateral (Circuit) Piping: Downstream from control valves to sprinklers, rotors, emitters and specialties. Piping is under pressure during flow.
C. Mainline Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
D. The following are industry abbreviations for plastic materials:

1. ASME: American Society of Mechanical Engineers.
2. ASTM: American Society for Testing and Materials.
3. AWG-UF: American Wire Gauge - Underground Feeder
4. NFPA: National Fire Protection Association.
5. PSIG: Pounds per Square Inch Gauge.
6. PVC: Polyvinyl Chloride Plastic.
7. SDR: Standard Direct Ratio.

8. V: Volt

1.4 PERFORMANCE REQUIREMENTS

A. Location of Sprinklers, Rotors, Emitters and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent, head to head, water coverage of turf and planting areas indicated with uniform coverage and minimum over-spray onto paving and no spray onto buildings and structures.

B. Minimum Working Pressures: The following are minimum rated pressure requirements for piping, valves, and specialties, unless otherwise indicated:

1. Irrigation Main Piping: 200 psig.
2. Lateral (Circuit) Piping: 150 psig.

C. Irrigation Schedule: In accordance with DSA Title 24, Part 11 – Outdoor Water Use Requirements, Contractor shall prepare two (2) – three (3) irrigation schedules, one for plant establishment, one for the established landscape and one for temporarily irrigated areas if applicable. Each schedule shall indicate the number of gallons used and shall target the Estimated Total Water Use (ETWU) and not exceed the Maximum Applied Water Allowance (MAWA) calculated on the Irrigation Plan "California Water Efficient Landscape Worksheet." Irrigation Schedule shall be submitted at substantial completion. After acceptance of substantial completion, Contractor shall laminate schedule in plastic and place in controller enclosure prior to final completion and end of maintenance. In preparing the Irrigation Schedule, the Contractor shall consider the following:

1. Irrigation interval (days between irrigation).
2. Irrigation run times.
3. Number of cycle starts to avoid runoff.
4. Amount of applied water scheduled to be applied on a monthly basis.
5. Application rate setting.
6. Root depth setting.
7. Plant type setting.
8. Soil type.
9. Slope factor setting.
10. Shade factor setting.
11. Irrigation uniformity or efficiency setting.

1.5 SUBMITTALS

A. Product and Project Data: With-in 14 days after award of the contract, furnish the Owner's Representative with submittal data on all items intended for installation. Substitute equipment or material installed without the approval of the Owner's Representative will be removed and replaced with specified items at this Contractor's expense. Submit manufacturer's technical data and installation instructions for irrigation components conforming to requirements of Division 1, Section 01 33 00 Submittal Procedures. Include pressure ratings, rated capacities, and settings of irrigation components. Submittal shall include the following:

1. Backflow device including cage and/or blanket.
2. Master control valve
3. Flow Sensor(s)
4. Hydrometer
5. Main, lateral (circuit) and sleeving pipe.
6. Pipe fittings, primer and cement.
7. Tracer wire and/or warning tape.
8. Isolation valves.
9. Remote control valves.
10. Valve boxes.
11. Sprinklers, rotors, bubblers, drip emitters.
12. Swing joints.
13. Tree bubbler drain tubes.
14. Controllers. Include wiring diagrams, enclosures and mounting methods.
15. Control wires. Include splice kits and conduit.
16. Valve identification tags.
17. Irrigation Wiring Diagram: Contractor shall prepare and submit an irrigation wire diagram showing location of control wire, common wire, spare control wire and spare common wire with quantities noted at each run shown on copy of irrigation plan in a legible size and format.
18. Irrigation installation firm qualifications in accordance with "quality assurance".
19. Name and contact information of certified irrigation auditor performing the irrigation audit for this project.

B. Coordination Drawings: During the course of construction, maintain orderly set of irrigation drawings and details on project site during installation of irrigation system. Record daily changes showing piping and major system components. Measure and neatly record dimensions for all mainlines, control wire runs, and all other pertinent

information facilitating maintenance and extension of the irrigation system to within one (1) foot horizontally and six (6) inches vertically. Indicate interface and spatial relationship between piping, system components, adjacent utilities, and proximate structures. Up to date coordination drawings shall be available for review prior to meetings with the Owner's Representative.

C. Submittals at Substantial Completion:

1. Irrigation Record Drawings. Contractor shall record information gathered on "Coordination Drawings" onto a clean set of Irrigation Plans for documentation of as-built conditions.
2. Controller Legend: Upon approval of record drawing submittal, prepare two (2) legible, reduced to 11" by 17" in size, non-fading, waterproof copies of the Record Irrigation Drawings, laminated between two (2) .020 mm (minimum) plastic sheets, printed on front side only. Attach one (1) copy to door of controller or enclosure and deliver one (1) copy to Owner. Plan sheet shall include the following information:
    a. Installing Contractor's company name, phone number and address.
    b. Color coded zone identification by valve.
    c. Zone start time.
    d. Zone water duration.
    e. Type of planting irrigated.
    f. Valve size, station numbers and controller designations.
3. Contractor shall retain the services of a third party Certified Landscape Irrigation Auditor to perform a landscape irrigation water audit and prepare an irrigation audit report compliant with MWELO 492.12 including, but not limited to inspection, system tune-up, system test with distribution uniformity, correcting overspray or run-off and configuring controllers with application rate, soil type, plant factors, slope, sun exposure and other factors necessary for accurate programming. Submit preliminary report at substantial completion, allow for adjustments during maintenance and submit report confirming irrigation installation is compliant with DSA MWELO at final completion.
4. Submit Irrigation Schedule for review and approval in accordance with DSA Title 24, Part 1 at substantial completion. Once approved, laminate in plastic and place inside controller enclosure for final completion at end of maintenance period.

5. Contractor shall provide the owner with one (1) quick coupler key with hose swivel per each five (5) quick couplers.
6. Irrigation System Leak Test Results.
7. Irrigation backflow preventer certification.
8. Central control installation certification.
9. Operation and Maintenance Data: For irrigation systems, to include in emergency, operation, and maintenance manuals. In addition to items specified in Division 1 Section "Closeout Procedures," include data for the following:

    a. Automatic-control valves.
    b. Sprinklers, rotors and/or emitters.
    c. Controllers.

1.6 QUALITY ASSURANCE

A. Governing Agency Requirements:

1. For projects subject to review and approval by local governing agencies, Contractor shall comply with the State of California Model Water Efficient Landscape Ordinance at a minimum and shall conform to local codes and/or ordinances, whichever may be more stringent.
2. For projects under review of DSA, Contractor shall comply with the State of California Model Water Efficient Landscape Ordinance requirements at a minimum.

B. Installer Qualifications:

1. Experience: The irrigation installation firm shall have contracted for and successfully completed construction of a minimum of five (5) California public school district construction projects, approved by the Division of the State Architect (DSA), within the past five (5) years of similar size, complexity, budget and scope.
2. Licensure: The irrigation installation firm shall hold a current, active C27 “Landscaping Contractor” license classification by the California State License Board that has been consistently active for at least five (5) years and that has not been suspended or revoked.
3. Supervision: The irrigation installation firm shall have a qualified and experienced irrigation technician on site during irrigation installation.
4. Drip Irrigation: The irrigation installation firm shall have contracted for and successfully complete construction of a minimum of five (5) drip irrigation installations within the past five (5) years of similar size and complexity.

C. Manufacturer Qualifications: Provide underground irrigation system as a complete unit. Each type component produced by a single acceptable manufacturer, including heads, valves, controls and accessories.

D. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

E. Pipe crossings beneath fire Lanes: Comply with NFPA 24-2022, Depth of Cover at Fire Access Lanes.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination"

G. All work and materials shall be in strict accordance with the latest rules and regulations of the State Fire Marshall, Safety Orders of the Division of Industrial Safety, National Electrical Code, California Administrative Code, part 4, Title 24, "Basic Mechanical Regulations" and other applicable state or local laws or ordinances. Nothing in these drawings or specifications is to be construed as permitting work which does not conform to the codes or regulations.

H. Contractor shall provide all licenses, fees and other charges required for completion of the work.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver piping 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.

B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.8 PROJECT CONDITIONS

A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:

1. Notify Owner's Representative no fewer than two days in advance of proposed interruption of water service.
2. Do not proceed with interruption of water service without Owner's Representative's written permission.

B. Interruption of Existing Irrigation Service: Do not interrupt existing to remain irrigation service. Prior to demolition work and prior to beginning irrigation work, review project

site and meet with Owner Representative to review locations and connections of existing to remain irrigation system. Coordinate with General Contractor to ensure existing irrigation remains in place and operable through the duration of construction. In the event existing irrigation is shut off or damaged during construction, contractor shall provide temporary connections or modifications to continue water service to existing to remain planting material or turf to maintain in a healthy growing condition throughout construction. In the event water service is not available, contractor shall apply water through manual delivery means as necessary. Obtain approval from Owner's Representation two days in advance of any planned disruptions in water service.

1.9 COORDINATION

A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 3.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Use new materials of brands shown or Drawings, specified herein or approved equal.
B. Use existing materials if shown on Drawings.
C. Substitution of sprinklers, rotors, drip, valves and controllers will not be allowed due to variation in flows, precipitation rates, friction losses, and sizing and maintaining consistency with client equipment standards.

2.2 PIPES, TUBES, AND FITTINGS

A. Steel Pipe: ASTM A 53/A 53M, Schedule 40, Type S or E, Grade A or B, galvanized with threaded ends.

1. Steel Pipe Nipples: ASTM A 733, made of ASTM A 53/A 53M or ASTM A 106, Schedule 40, galvanized, seamless steel pipe with threaded ends.
2. Malleable-Iron Unions: ASME B16.39, Class 150, hexagonal-stock body with ball-and-socket, metal-to-metal, bronze seating surface, and female threaded ends.
3. Gray-Iron Threaded Fittings: ASME B16.4, Class 125, galvanized, standard pattern.
4. Cast-Iron Flanges: ASME B16.1, Class 125.
5. Cast-Iron Flanged Fittings: ASME B16.1, Class 125, galvanized.

B. Mainline Piping: (unless specified otherwise on Drawings):

1. Class 315 purple reclaimed water PVC pipe, ASTM D 1785, NSF approved (2” and larger)
2. Schedule 40 purple reclaimed water PVC pipe, ASTM D 2466, NSF approved (1.5” and smaller).
3. Fittings to be schedule 80 PVC.

C. Lateral Line Piping (unless specified otherwise on Drawings):

1. Schedule 40 purple reclaimed water PVC pipe, ASTM D 2466, NSF approved.
2. Fittings to be schedule 80 PVC.

D. Sleeves (unless specified otherwise on Drawings):

1. For irrigation piping, use schedule 40 purple PVC pipe, NSF approved, two, three (3) inch minimum size for irrigation piping.
2. For irrigation wiring, use schedule 40 PVC pipe, UL listed, NEMA TC-6, ANSI/UL651, ASTM F512, for outdoor, direct bury applications, PVC, two (2) inch minimum size.

2.3 Valves:

A. BACKFLOW PREVENTION DEVICE:

1. As indicated on the Drawings.

B. ISOLATION VALVES:

1. As indicated on the drawings.

C. QUICK-COUPLING VALVES:

1. As indicated on the drawings.

D. VALVE BOXES:

1. In paved areas, use Christy or Carson concrete utility box, size as required.
2. In planting areas, use Carson plastic underground enclosure with locking lid, bolt and washer, size as required, color to be green for potable water and purple for non-potable water systems.
3. Valve boxes to be rectangular for remote control valves and ball or gate valves and round for quick coupling valves.
4. Valve box lid shall be labeled “IRRIGATION”.

E. PULL BOXES AND SPLICE BOXES:

1. In paved areas, use Christy concrete utility box, size as required.
2. In planting areas, use Carson plastic underground enclosure with locking lid, bolt and washer, size as required, color to be green for potable water and purple for non-potable water systems.
3. Box lid to be labeled “IRRIGATION”.

F. WIRE MESH AT VALVE BOXES:

1. 1/2 inch by ½”, 16 gauge, galvanized wire mesh hardware cloth.

G. VALVE IDENTIFICATION TAGS:

1. Shall be plastic yellow in color for potable water systems and purple in color for recycled water systems with 1 1/8” stamped black letters indicating controller/station number.

H. SAND BACKFILL:

1. Shall consist of natural sand, manufactured sand, existing of native material, or combinations thereof, and shall conform to ASTM C-40 Organic Impurities, ASTM D-2419 Sand Equivalent and a pH value between 4.5 and 9.

I. VALVE BOX ROCK:

1. Shall be ¾” or smaller drain rock or pea gravel unless specified otherwise on Drawings.

J. VALVE BOX SUPPORT BRICK:

1. Shall be common red brick unless specified otherwise on Drawings.

2.4 AUTOMATIC-CONTROL SYSTEM:

A. CONTROLLER: As indicated on Drawings.
B. AUTOMATIC CONTROLLER GROUNDING:

1. Contractor shall install grounding recommended by manufacturer for installation method detailed on this product.

C. 24 VOLT WIRING:

1. All 24 V line to be #14-1 AWG-UF. Control wire insulation to be red in color and spare wire to be yellow in color. 24 V common wire to be #12-1 AWG-UF, insulation to be white in color and spare common insulation shall be black in color.

D. SPLICING MATERIALS:

1. Manufacturer's packaged kit consisting of insulating, spring-type connector or crimped joint and epoxy resin moisture seal; suitable for direct burial.

E. CONNECTORS:

1. Shall be Splice-Kote, Dura Seal heat shrink waterproof nylon wire connectors, or 3M “DBY” connectors.

2.5 TRACER WIRE/DETECTABLE WARNING TAPE:

A. Install tracer wire or detectable warning tape as indicated on Drawings.
B. Tracer Wire: #8 solid Bare Copper Wire.
C. Detectable Warning Tape: Electronically detectable plastic tape with metallic core, Terra Tape D, manufactured by Griffolyn Co., or equal, two (2) inches in width, continuously imprinted “caution buried water line”.

2.6 CONCRETE THRUST BLOCKING:

A. Shall be clean, Portland Cement Concrete, cast in place, five sacks of cement per cubic yard mixture with a 28-day compressive strength of 2,500 PSI.

2.7 SPRINKLERS AND/OR EMITTERS:

A. As indicated on the drawings. Drip system fittings shall be of same manufacturer and/or as recommended by manufacturer.

2.8 SPRINKLER SPECIALTIES:

A. As indicated on the drawings.

PART 3 - EXECUTION

3.1 EARTHWORK

A. Refer to Division 31 "Earthwork" for excavating, trenching, and backfilling.

B. Install piping and wiring in sleeves under sidewalks, roadways, and parking lots, and under or through footings and building walls.

1. Install piping sleeves by boring or jacking under existing paving if possible.
2. Install a minimum of two (2) three (3) inch diameter sleeves in each location for irrigation piping and a minimum of one (1) two (2) inch diameter electrical conduit sleeving in each location for irrigation wire.

C. Provide minimum cover over top of underground piping according to the following:

1. Irrigation Mainline Piping: Minimum depth of 24 inches below finished grade to top of pipe.
2. Lateral Piping: Minimum depth of 18 inches below finished grade to top of pipe.
3. Sleeves containing control wires, mainline and/or lateral piping beneath standard paving: Minimum depth of 24 inches from finish surface to top of sleeve.
4. Sleeves containing control wires, mainline and/or lateral piping beneath vehicular paving including fire lanes/emergency vehicle access (EVA): Minimum depth of 36 inches from finish surface to top of sleeve.
5. Drip Irrigation: Install drip and/or emitter lines and tubing as detailed on Drawings.

D. Excavate trenches with vertical sides, uniform bottom, free of deleterious materials, and wide enough for pipes to lay side by side, fully supported on bottom. Minimum 3” clearance between pipes. Twelve (12”) inch minimum width for mainlines and six (6”) inch minimum width for lateral lines.

E. Trenches with pressure pipe and control wiring to be backfilled with sand to 6 inches minimum above top of pipe. Continue backfilling in 6 inch layers with soil free of rocks or waste materials. Compact soil to a density equal to the surrounding undisturbed soil, but not less than 90%. Any subsequent depressions filled at the Contractor’s expense. Particular attention is directed to firmly tamp and moistening around sprinkler heads and quick-couplers.

1. For Irrigation pipe three (3) inches and larger in size, install additional six (6) inch depth sand beneath piping.

F. Trenches and backfill installed under paving, asphalt concrete or concrete shall be backfilled with sand and compacted in layers equal in density to the adjacent undisturbed soil or to 90% compaction, using manual or mechanical tamping devices. All trenches shall be left flush with the adjoining grade.

1. The Contractor shall set in place, cap and pressure test pressurized mainline under paving prior to the paving installation.
2. For irrigation pipes three (3) inches and larger in size, install additional six (6) inch depth sand beneath piping.

3.2 PREPARATION

A. Set stakes to identify locations of proposed irrigation system. Obtain Owner's Representative's approval before excavation.

3.3 PIPING APPLICATIONS

A. Install components having pressure rating equal to or greater than system operating pressure.
B. Piping in control valve boxes and above ground may be joined with flanges instead of joints indicated.
C. Aboveground Irrigation Main Piping: Use any of the following piping materials for each size range:

1. NPS 4 and Smaller: Steel pipe; malleable-, gray-, or cast-iron fittings; and threaded joints.
2. NPS 5 and Larger: Steel pipe; malleable-, gray-, or cast-iron fittings; and threaded joints.

D. Underground irrigation main piping shall be purple recycled water pipe, polyvinyl chloride (Type I) plastic pipe PVC 1120 and NSF approved, Schedule 40 PVC solvent-weld.
E. Underground Irrigation Lateral (Circuit) piping shall be purple recycled water pipe, polyvinyl chloride (Type I) plastic pipe PVC 1120 and NSF approved, schedule 40 PVC solvent-weld.
F. Mainline pipe sizes 6" and larger shall use gasketed pipe with bell fittings. Where solvent weld joints are required, contractor shall additionally install concrete thrust blocking.
G. Underground Branches and Offsets at Sprinklers and Devices: Schedule 80, PVC pipe; threaded PVC fittings; and threaded joints.
H. Mainline Fittings and Couplings: Schedule 80, PVC pipe, solvent weld up to 4" and gasketed with bell fittings 6" and larger pipe.
I. Risers to Aboveground Sprinklers and Specialties: ASTM A-120 Schedule 40 galvanized steel pipe with 150 lb. banded galvanized malleable iron fittings.
J. Double Swing Joint Assembly:

1. Install double swing joint at all sprinkler heads and quick couplers.
2. Elbows shall be PVC Class 1220, Schedule 40.
3. Install as follows:

    a. Screw 2 inch long nipple horizontally into plastic tee or ell at lateral line.
    b. Screw on elbow and a 6 inch long nipple.
    c. Screw on another elbow and a 2 inch long nipple and install riser vertically to head, or quick coupler valve.
    d. Swing joint must offset to the right.

K. Sleeves: Schedule 40 PVC pipe and socket fittings; and solvent-cemented joints.

L. Transition Fittings: Use transition fittings for plastic-to-metal pipe connections according to the following:

1. Couplings:

    a. Underground Piping NPS 1-1/2 and Smaller: Manufactured fitting or coupling.
    b. Underground Piping NPS 2 and Larger: AWWA transition coupling.

2. Fittings:

    a. Aboveground Piping: Plastic-to-metal transition fittings.
    b. Underground Piping: Union with plastic end of same material as plastic piping.

M. Dielectric Fittings: Use dielectric fittings for dissimilar-metal pipe connections according to the following.

1. Underground Piping:

    a. NPS 2 and Smaller: Dielectric couplings or dielectric nipples.
    b. NPS 2-1/2 and Larger: Prohibited except in valve box.

2. Above ground Piping:

    a. NPS 2 and Smaller: Dielectric unions.
    b. NPS 2-1/2 to NPS 4: Dielectric flanges.

3. Piping in Valve Boxes or Vaults:

    a. NPS 2 and Smaller: Dielectric unions.
    b. NPS 2-1/2 to NPS 4: Dielectric flanges.

4. Dielectric fittings are specified in Division 22 Plumbing.

3.4 VALVE APPLICATIONS

A. Backflow Prevention Devices:

1. New and relocated backflow devices must be tested at time of installation. Contractor shall have test performed by a Certified Backflow Tester who has a current State of California Contractor's license C-36 or General Contracting License.
2. For new backflow preventer installation, a Certified Tester shall test and provide results and certification to the Owner's Representative within five (5) days of the date of testing and to provide any testing data or certification required by the local water provider. A Department of Public Health sticker shall be place on backflow device before the system is accepted by the Owner's Representative.
3. Install per local codes and water purveyor requirements.
4. A Department of Public Health sticker shall be placed on backflow device before the system is accepted by the Owner's Representative.

B. Underground Gate/Ball Valves: Install in control-valve box as detailed on drawings.
C. Underground, Manual Control Valves: Install in manual control-valve box as detailed on drawings.
D. Remote Control Valves: Install in control-valve box as detailed on drawings.
E. Drain Valves: Install in control-valve box as detailed on drawings.
F. Install each valve in a separate valve box (unless noted otherwise in Drawings and details) and in appropriate locations as shown on Drawings. Allow 12 inches between valve boxes and between valve boxes and walls or walks or landscape edges. Boxes shall be arranged perpendicular and parallel to each other and aligned in a row.

3.5 PIPING INSTALLATION

A. Location and Arrangement: Drawings indicate location and arrangement of piping systems. Install piping as indicated unless deviations are approved on Coordination Drawings. Piping shown on drawings is diagrammatic. General arrangement of piping shall be followed as near as practical. Where piping is shown running continuously in paving and adjacent to planting area, intent is to install piping within planting areas where practical.
B. Install pipe sleeves at all points where pipes pass through concrete, asphalt or masonry. In footings, allow 1 inch clearance around pipe, and in other locations allow ½ inch. Each end of sleeve shall extend 6 inches beyond edge of paving or structure above.

Provide removable non-decaying plug at each end of sleeve to prevent intrusion of earth and debris.

C. If drain valves are used, install piping at minimum uniform slope of 0.5 percent down toward drain valves.
D. Install piping free of sags and vertical bends.
E. Install groups of pipes parallel to each other, spaced to permit valve servicing.
F. Install fittings for changes in direction and branch connections. Pipe bending shall not exceed manufacturer recommended radii.
G. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
H. Install dielectric fittings to connect piping of dissimilar metals.
I. Install underground thermoplastic piping according to ASTM D 2774 and ASTM F 690.
J. Lay piping on solid sub-base, fully and evenly supported by bedding, uniformly sloped without humps or depressions.
K. Install PVC piping in dry weather when temperature is above 40 degrees F (5 degrees C). Allow joints to cure at least 24 hours at temperatures above 40 degrees F (5 degrees C) before testing unless otherwise recommended by manufacturer.
L. Snake pipe a minimum of one (1) additional foot per one hundred (100) feet of pipe to allow for expansion and contraction.
M. Cap or plug openings as soon as lines have been installed to prevent intrusion of debris.
N. Install concrete thrust blocking, at a minimum, on pressurized mainline three (3) inches and larger in size at changes in direction, connections or branches from mainline and dead ends and as necessary to prevent pipe movement thrusts created by internal water pressure. Concrete shall be placed directly on the fitting perpendicular to the line of thrust and also against the undisturbed earth. The amount of concrete shall be in accordance to the pressure, angle and soil type. Refer to pipe manufacturer for calculating exact size of thrust blocking material, 2010 CPC and IAPMO installation standards.
O. After installation of pipe lines and sprinkler risers, and prior to installation of sprinkler heads, automatic valves and quick couplers, thoroughly flush all lines with a full head of water to remove any foreign material, scale, sediment, etc.

3.6 TRACER WIRE

A. Install as detailed along all new irrigation mainline piping on bottom of trench, carefully run to avoid stress from backfilling and shall be continuous throughout the mainline pipe runs. Fasten tracer wire to mainline at eight (8) foot intervals with tape. Take precautions to ensure tape is not damaged or misplaced during backfill operations.
B. Tracer wire shall follow mainline pipe and branch lines, originating in irrigation valve box at gate, ball or remote control valve located closest to irrigation point of

connection and run to ball, gate and/or remote control valves at the end of mainline runs or shall loop entire system where mainlines are looped.

C. Record locations of tracer wire origin and terminations on project record drawings.

3.7 DETECTABLE WARNING TAPE

A. Install tape with printed side up, directly over mainline pipe and on top of sand backfill, 18 inches below grade. Take precautions to ensure tape is not damaged or misplaced during backfill operations.

3.8 JOINT CONSTRUCTION

A. Refer to Division 22 Section "Piped Utilities -- Basic Materials and Methods" for basic pipe joint construction.

B. Install threaded pipe joints as follows:

1. Use pipe joint sealant for all plastic to plastic and plastic to steel joints, do not apply to sprinkler inlet ports.
2. For PVC, hand tighten only. Do not over tighten threaded joints. Thread until fitting stops, then add a half turn.
3. Use pipe joint compound and/or Teflon tape for all steel to steel joints.

C. Install gasketed joint per manufacturer recommendations (printed on pipe material) and using the lubricant supplied with the pipe.

3.9 VALVE INSTALLATION

A. Underground Gate/Ball Valves: Install in valve box as detailed on drawings.

B. Underground, Manual Control Valves: Install in manual control valve box as detailed on drawings.

C. Remote Control Valves: Install in control valve box as detailed on drawings.

D. Drain Valves: Install in control valve box as detailed on drawings.

E. Install each valve in a separate valve box (unless noted otherwise in Drawings and details) and in appropriate locations as shown on Drawings. Allow 12 inches between valve boxes and between valve boxes and walls or walks or landscape edges. Boxes shall be arranged perpendicular and parallel to each other and aligned in a row.

3.10 SPRINKLER INSTALLATION

A. Locate part-circle sprinklers to maintain a minimum distance of six (6) inches from adjacent paving and edges and twelve (12) inches clearance from walls, fences and other structures, unless otherwise indicated on Drawings.
B. Spray sprinklers shall not be installed less than 24" from non-permeable surfaces unless the adjacent non-permeable surface is constructed to drain entirely to the landscape area.
C. Swing Joint Assembly:

1. Install triple swing joint at all sprinkler heads and quick couplers.
2. Elbows shall be PVC Class 1220, Schedule 40.
3. Install as follows:

a. Screw 2 inch long nipple horizontally into plastic tee or ell at lateral line.
b. Screw on elbow and a 6 inch long nipple.
c. Screw on another elbow and a 2 inch long nipple.
d. Screw on another elbow and install riser vertically to head, or quick coupler valve.
e. Swing joint must offset to the right.

D. Sprinkler Installation:

1. Install sprinklers heads as shown on drawings and details.
2. Install plumb to finish grade.
3. Tool tighten all sprinkler body covers and nozzles.

3.11 DRIP/EMITTER INSTALLATION

A. Minimum cover sub-surface drip tubing: drip and/or emitter lines shall be installed as detailed with drip tubing installed four (4) inches grade and below the mulch top dressing layer.
B. Minimum cover of tubing to individual shrubs: shrub bubbler tubing shall be installed to a depth of (4) inches and rising to the surface at target shrub rootball. No more than one (1) inch of tubing shall be exposed at shrub rootball.
C. Backfill after lines have been reviewed, tested for leaks and approved by Owner's Representative.
D. Assembling drip system shall keep pipe and tubing free from dirt and debris, pipe ends shall be cut square, deburred and cleaned.
E. Flush piping prior to installing remote control valve assembly (control zone kit assembly).
F. Follow manufacturer recommendations.

3.12 AUTOMATIC-CONTROL SYSTEM INSTALLATION:

A. Exact location of controllers shall be reviewed and approved by Owner's Representative.
B. Provide connection to nearest available 110 volt electrical service.
C. Contractor shall install grounding system per manufacturer recommendations.
D. Prior to installation of hardscape, coordinate and install electrical supply and control wire conduit, size and quantity as required for each controller and spare wiring. Install pull boxes and conduit from clock location.
E. Control wiring shall be neatly coiled beneath controller terminal strip and labeled with corresponding station number. Controller terminal strip cover plate shall fasten securely in place.
F. Contractor is responsible to provide fully automatic system operated by specified controller(s). Contractor shall install quantity of red wiring equal to the number of stations on the specified irrigation controller(s), plus five (5) yellow spare control wires for each controller, a common white wire and a spare common black wire. Example, 24 station clock shall have 24 control wires, 5 spare control wires and 2 common wires installed with mainline and running through all associated valve boxes. Wires shall be installed per plans and details from remote control valve(s) to controller(s).
G. Example of mainline that is not looped and terminates in 3 locations with a 24 station clock and 18 stations used:

    1. Wire quantities shall be:

        a. 18 red control wires for stations 1-18
        b. 6 red control wires for un-used stations 19-24
        c. 1 white common wire
        d. 1 black spare common wire
        e. 5 yellow spare wires

    2. Wire runs:

        a. 18 red control wires (stations 1-18) shall run from controller to corresponding valve.
        b. 6 red control wires (un-used stations 19-24) shall run from controller with 2 running down each of the 3 mainline terminations and looping through each valve box.
        c. 1 white common wire shall run from controller and connect to each valve associated with that controller.

d. 1 black spare common wire shall run from controller and connect to each valve associated with that controller.
e. 5 yellow spare control wires shall run from controller and loop through each valve box associated with that controller.

3. Contractor shall label all wires with water-proof marking with corresponding station number or as spare control wire, spare common wire or spare stations 19-24.

H. Wiring path is not shown on drawings and shall run from specified controller(s) to irrigation pull box if shown, then to the nearest irrigation mainline location, follow mainline (existing and/or new) to each remote control valve. Indicate wire location on record drawings where it does not follow mainline. Common and spare wires shall loop through entire system. Wiring may be shown on drawings only where required for future irrigation extensions.
I. Wiring may be shown on drawings only where required for future irrigation extensions.
J. Irrigation Central Control system is standard for this project.
K. Irrigation Central Control System must be compatible with owners central control software and hardware. Contractor shall ensure controller communicates properly with project central computer and receives daily downloads for weather updates.

3.13 CONNECTIONS/ELECTRICAL WIRING

A. Drawings indicate general arrangement of piping, fittings, and specialties.
B. Ground equipment according to Division 26 Section.
C. Connect wiring according to Division 26 Section.
D. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.
E. 24 volt splices to be made with 3M Co. #3577 splice kit, as to manufacturer’s instructions. Splices to be made only at valve box or pull box.

3.14 REMOTE CONTROL VALVE WIRING

A. Wires shall be installed in electrical conduit between controller and pull box. Pull box to be located in ground nearest controller. Top of box to be flush with finish grade.
B. Provide separate irrigation wire sleeves, schedule 40 PVC, under concrete or asphalt for irrigation wires, size and quantity as required, three (3) inches minimum in diameter, 24” minimum cover in planting areas and 36” minimum cover under fire lanes and pavements. All wires from the pull box shall be direct burial. The wiring shall be

bundled and secured to the lower side of the irrigation pipe at 10 foot intervals with plastic electrical tape.

C. Wires from the pull box shall be direct burial. The wiring shall be bundled and secured to the lower side of the irrigation pipe at ten (10) foot intervals with plastic electrical tape. Provide a minimum of 24 inches excess of coil of control wires in each 100 feet of run to controller. Sufficient slack shall be left in the wire to provide for expansion and contraction.
D. Provide 24 inches excess of coil of control wires in each 100 feet of run to controller.
E. Provide 24 inches excess of coil of control wires in each valve box and pull box.
F. Control wires to be buried a minimum of 24 inches below finish grade.
G. Wiring shall be tested for continuity, open circuits and unintentional grounds prior to connecting to equipment.
H. Install irrigation wire splice boxes where wire splices are necessary.

3.15 LABELING AND IDENTIFYING

A. Valve Identification Tags: Install valve identification tag on each remote control valve with corresponding controller station number.

3.16 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including connections. Report results in writing.
B. Perform the following field tests and inspections in the presence of the Inspector and/or Owner’s Representative with 72 hours advance notice. Contractor shall record date, time, names of those present and results and submit to Owner’s Representative prior to requesting substantial completion review:

    1. Leak test of pressurized mainline: After installation of mainline and prior to installing remote control valves, quick coupling valves or other valve assemblies and prior to backfilling trenches, test the mainline for leaks as follows:

        a. Testing shall occur with trenches open. Center load piping with small amounts of backfill between fittings to prevent pipe displacement, arching or slipping. Fittings to be visible for testing.
        b. Exercise care in filling the system with water to prevent excessive surge pressure and water hammer
        c. Test pressurized mainline piping under hydrostatic pressure of 150 psi for eight continuous hours with no drop in pressure. Coordinate with Owner’s

Representative for initial observation of beginning test and observation after test.

d. Correct deficiencies revealed by test and repeat pressure test to the satisfaction of the Owner's Representative.

2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
3. Coverage Test: When the irrigation system has been completed, the Contractor, in the presence of the Architect and Owner's Representative, shall perform a Coverage Test to determine if the coverage of water is complete and adequate, the sprinkler heads and/or emitters function according to manufacturers' data and according to the intent of the construction documents. Replace irrigation components not performing satisfactorily and/or respace sprinklers and/or nozzles and/or emitters as necessary to provide complete irrigation coverage of plant material.

    a. For new turf areas, Contractor shall demonstrate irrigation coverage over amended planting area and prior to installation of sod and/or seeded turf.

4. Substantial Completion Review: At substantial completion of this Section, work shall be reviewed for conformance with the Drawings and Contractor shall make recommended repairs and/or corrections in a timely manner and prior to final completion.

    a. At substantial completion, Contractor shall submit documentation per 1.5 "Submittals at substantial completion" to Architect for review and acceptance.
    b. At substantial completion, Contractor shall deliver spare parts to Owner's Representative per 1.5 "Submittals at substantial completion".
    c. At substantial completion, contractor shall submit Certified Landscape Irrigation Auditor preliminary report on irrigation system.

5. Final Completion Review: After substantial completion repairs and/or corrections have been completed and at the end of the maintenance period, work shall be reviewed for final completion and approved by Owner's Representative in writing.

    a. At final completion, Contractor shall submit Certified Landscape Irrigation Auditor final report confirming irrigation installation is compliant with DSA MWELO requirements.

3.17 CLOSING IN UN-INSPECTED WORK

A. The Contractor will pay all costs necessitated by required opening, restoration and correction of all work closed in or concealed before inspection, testing as required, and approval by authorized inspections.

3.18 STARTUP SERVICE

A. Verify that controllers are installed and connected according to the Contract Documents.
B. Verify that electrical wiring installation complies with manufacturer's submittal and installation requirements in Division 26 Sections.
C. Complete startup checks according to manufacturer's written instructions.

3.19 MAINTENANCE SCHEDULE

A. Fine tune and adjust irrigation system weekly coinciding with the landscape and/or turf planting maintenance period.
B. Adjust settings of controllers within WELO water budget and with seasonal changes.
C. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.
D. Adjust sprinklers so they will be flush with, or not more than 1/2 inch above, finish grade.
E. Fill irrigation trenches due to settling.

3.20 CLEANING

A. Completely flush dirt and debris from piping before installing sprinklers and other devices.
B. After completion, cleanup and remove all resultant debris from site.

3.21 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain controller and automatic control valves. Refer to Division 1 Section “Demonstration and Training."

3.22 GUARANTEE (Project Close-out Item)

A. Furnish a written Guarantee to the Owner, dated from the date of Final Acceptance, against defective workmanship, materials or components and guaranteeing repair or replacement for a period of 1 year; further guarantee restoration of all damage caused by leaks in the Irrigation System for a like period.

B. Guarantee that the entire installation was made in accordance with the drawings, specifications and manufacturer's recommendations, using designated materials and installation procedures.

C. Submit duplicate copies of the Guarantee for approval by the Owner's Representative. Approval is mandatory before final payment and acceptance.

D. The guarantee for the irrigation system shall be made in accordance with the form attached at the end of this Section. The guarantee form shall be retyped onto the Contractors letterhead and contain the information shown.

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted.

We agree to repair or replace any defects in materials and workmanship which may develop during the period for one (1) year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice.

The Owner reserves the right to make temporary repairs as necessary to keep the irrigation system and equipment in operating conditions. This shall not relieve the Contractor of his responsibilities under this Guarantee.

In the event of failure to make such repairs or replacements within a reasonable time after receipt of written notice form the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

Project:_____

Location:_____

_____

Name of Contrator:_____

Signed: (Authorized Signature)_____

Print Name of Authorized Signature_____

Address:_____

_____

Phone:_____ Date of Acceptance:_____

END OF SECTION 32 84 00 (Revised 012/16/2025)

SECTION 32 90 00 - PLANTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes the following:

1. Trees.
2. Shrubs.
3. Ground cover.
4. Vines.
5. Edgings.
6. Planters.
7. Bio-retention Basin.

B. Related Sections include the following:

1. Specification Section 01 56 39 “Tree and Plant Protection”.
2. Specification Section 31 05 13 “Earthwork” for excavation, filling and rough grading and for subsurface aggregate drainage and drainage backfill materials.
3. Specification Section 32 84 00 “Planting Irrigation”.

1.3 DEFINITIONS

A. Container-Grown Stock: Healthy, vigorous, well-rooted exterior plants grown in a container with well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for kind, type, and size of exterior plant required.
B. Finish Grade: Elevation of finished surface of planting soil.
C. Import Topsoil: Shall be obtained from a local source and coming from a site with similar soil characteristics as the project site. Topsoil shall be fertile, friable, natural loam

surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter and free of roots, stumps, stones and rocks and other extraneous or toxic matter harmful to plant growth.

D. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

E. On-site Topsoil: Naturally occurring, on-site, surface soil, usually occurring in the top four (4) to twelve (12) inches of original, undisturbed surface soil containing organic material, micro-organisms, necessary nutrients and minerals to sustain plant growth and be approved to sustain plant life by an approved soil and plant lab.

F. Planting Soil: On-site topsoil, import topsoil or manufactured topsoil.

G. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

H. Plant material: Exterior plants contained within the planting plan legend in categories of Trees, Shrubs, Vines, Perennials, Annuals and/or Ground Covers.

I. Substantial completion for landscape and irrigation: Work shall be considered substantially complete when irrigation, planting, turf planting and seeding are installed correctly per plans and specifications with only minor adjustments required and approval has been submitted in writing by Owner's Representative.

J. Final completion for landscape and irrigation: Work shall be considered complete when irrigation, planting, turf planting and seeding are installed correctly per plans and specifications and the maintenance period has been completed per plans and specifications and approval has been submitted in writing by Owner's Representative.

1.4 SUBMITTALS

A. Product, Material Data and/or Samples: For each type of product specified. Submit manufacturer’s technical data and installation instructions for landscape products conforming to requirements of Section 01 33 00 Submittal Procedures to include, but not be limited to:

1. Samples for the following:
    a. Organic mulch top dressing (1/2 c.f. each)
    b. Edging materials and accessories, of manufacturer's standard size, to verify color selected.

2. Manufacturer's certified analysis for standard products.
3. Material Test Reports: For on-site topsoil, import topsoil and/or manufactured soil proposed for use on this project.

4. Planting soil amendments as recommended by the soil testing laboratory (Lucchesi Plant & Soil Consulting, Waypoint Analytical California, Inc, or approved equal).
5. Qualification Data: For landscape Installer in compliance with "Quality Assurance".
6. Plant Materials List: Submit confirmation from supplier 30 days prior to planting that all plant material has been ordered.
7. Product Certificates: For soil amendments and fertilizers, signed by product manufacturer shall be delivered to Owner's Representative upon delivery.
8. Qualification Data: For landscape Installer prior to performing work.
9. Planting Schedule: Indicating anticipated planting dates for each type of planting.

1.5 QUALITY ASSURANCE

A. Installer Qualifications:

1. Experience: The landscape installation firm shall have contracted for and successfully completed construction of a minimum of five (5) California public school district construction projects, approved by the Division of the State Architect (DSA), within the past five (5) years of similar size, complexity, budget and scope.
2. Licensure: The landscape installation firm shall hold a current, active C27 "Landscaping Contractor" license classification by the California State License Board that has been consistently active for at least five (5) years and that has not been suspended or revoked.
3. Supervision: The landscape installation firm shall have a qualified and experienced landscape technician on site during landscape installation.

B. Soil-Testing Laboratory Qualifications: Testing lab shall be one of the following:

1. Lucchesi Plant & Soil Consulting, located in Los Gatos, CA (408) 337-2575
2. Waypoint Analytical California, Inc. located in Anaheim, CA (714) 282-8777
3. Or approved equal independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.

C. Soil Analysis: Furnish soil analysis by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange

capacity (CEC) or total exchangeable cations (TEC); sodium absorption ratio; deleterious material; pH; soluble salts, boron, mineral and plant-nutrient content of planting soil.

1. Report suitability of planting soil for plant growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce a satisfactory planting soil.

D. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section “Project Management and Coordination.”
E. Protect existing to remain and newly installed lawn and/or landscape areas from damage or trespass by maintaining construction fencing during construction and maintenance.
F. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock."
G. Tree and Shrub Measurements: Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches above ground for trees up to 4-inch caliper size, and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.
H. Observation: Owner’s Representative may observe trees and shrubs either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner’s Representative retains right to observe trees and shrubs further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Owner’s Representative of sources of planting materials 30 days in advance of delivery to site.

I. Pre-installation Conference: Conduct conference at Project site with General Contractor and/or Owner’s Representative to comply with requirements in Division 1 Section "Project Management and Coordination."
J. Protect all planting areas from trespass or damage by installing temporary barriers or protective fencing during construction. Barrier and/or fencing material and installation method shall be approved by Owner’s Representative prior to installation.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Notify Owner’s Representative fourteen (14) days prior to anticipated plant material delivery to schedule review of plant material prior to installation.

B. Do not prune trees and shrubs before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.
C. Handle planting stock by root ball.
D. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants trees in shade, protect from weather and mechanical damage, and keep roots moist.

1. Do not remove container-grown stock from containers before time of planting.
2. Water root systems of exterior plants stored on-site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

1.7 PROJECT/SITE CONDITIONS

A. Prior to placing topsoil, Contractor shall collect and submit soil samples representative of on-site topsoil and/or import topsoil proposed for use in all planting and lawn areas to a Soil-Testing Laboratory for analysis and soil amending recommendations. Submit test results analysis and recommendations to Owner's Representative for review and approval prior to beginning work.
B. Weather Limitations: Proceed with planting only when weather conditions permit.
C. Coordination with Lawns: Plant trees and shrubs after finish grades are established and before planting lawns, unless otherwise acceptable to Owner's Representative.

1. When planting trees and shrubs after lawns, protect lawn areas and promptly repair damage caused by planting operations.

D. Contractor shall protect new plantings and/or delay planting in event of forecasted freezing temperatures.

1.8 WARRANTY

A. Special Warranty: Warrant the following exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner or users, or incidents that are beyond Contractor's control.

1. Warranty Period for Trees, Shrubs, Vines, Lawns and Ground Covers: One year from date of Final Completion.
2. Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.
3. Replace exterior plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
4. A limit of one replacement of each exterior plant will be required, except for losses or replacements due to failure to comply with requirements.

1.9 MAINTENANCE

A. Plant Material and Planting Areas: Maintain for the following maintenance period by pruning, cultivating, watering, weeding, fertilizing, restoring planting basins, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Refer to "Maintenance Schedule."

1. Maintenance Period: Ninety (90) days from date of Owners Representative's written approval of Substantial Completion of the planting and irrigation.

PART 2 - PRODUCTS

2.1 TREE, SHRUB AND VINE MATERIAL

A. General: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
B. Grade: Provide trees and shrubs of sizes and grades complying with ANSI Z60.1 for type of trees and shrubs required. Trees and shrubs of a larger size may be used if acceptable to Owner's Representative, with a proportionate increase in size of roots or balls.
C. Label at least one tree and one shrub of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.
D. If formal arrangements or consecutive order of trees or shrubs is shown, select stock for uniform height and spread, and number label to assure symmetry in planting.
E. Provide plant material as specified on the Drawings including size, genus, species and variety.

2.2 SINGLE-TRUNK AND MULTI-TRUNK TREES

A. Trees: Single-trunk or multi-trunk trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, complying with ANSI Z60.1 for type of trees required.

1. Branching Height: typical of tree species and container size, single trunk unless specified as multi-trunk on Planting Plan Legend. Select branching height in accordance with planting location. Low branching trees shall not be planted in conflict with pathways, driveways and/or structures.
2. Single-stem trees shall have straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, complying with ANSI Z60.1 for type of trees required.
3. Multi-stem trees shall branch naturally according to species and type, with relationship of caliper, height, and branching according to ANSI Z60.1.

2.3 GROUND COVER PLANTS

A. Ground Cover: Provide ground cover of species indicated, established and well rooted in pots or similar containers, and complying with ANSI Z60.1.

2.4 PLANTS

A. Annuals: Provide healthy, disease-free plants of species and variety shown or listed. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud and bloom.
B. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed, remove dead flowers.

2.5 TOPSOIL

A. Prior to placing bid, Contractor to coordinate with General Contractor, Demolition and/or Grading Contractors and verify quantity and source of planting soil for all planting areas. Identify Contractor responsible for stockpiling on-site topsoil and/or acquiring import planting soil and installing a minimum of twelve (12) inches of planting soil in all landscape planting areas and any raised planters and rough grading in accordance with these specifications, details, notes, grading and drainage plans.
B. Coordinate with General Contractor, Demolition and/or Grading Contractors for removal and replacement of lime treated soils and replacement with planting soil prior to planting to depth required to remove lime treatment. In event trees are planted in lime

treated soils, trees shall have a minimum six (6) inch layer of planting soil below their rootball to provide a suitable substrate to root into for establishment.

C. On-site topsoil: Re-use existing topsoil or existing surface soil, top twelve (12) inches excavated and stockpiled on-site. Verify suitability of existing and/or stockpiled surface soil to produce planting soil by submitting a sample to a soil testing laboratory. Acceptable on-site topsoil shall be ASTM D 5268, pH range of 6.0 to 7.0, representative of productive soils in the vicinity, a range of 4 to 20 percent organic material content; free of stones one (1) inch or larger in any dimension, roots, plants, sod, clay lumps and other extraneous materials harmful to plant growth. Sodium absorption rate (SAR) shall not exceed 5.0, conductivity of the saturation extract solution shall not exceed 3.0, and boron concentration in the saturation shall not exceed 1.0 ppm.

D. Import Topsoil: Supplement with imported or manufactured topsoil from off-site, local sources, when quantities of on-site topsoil are insufficient. Do not obtain topsoil from bogs or marshes. If soil is obtained from agricultural land, Contractor shall submit proof soil is nematode free. Import topsoil shall meet the following requirements:

1. USDA Classification of fraction passing 2.0 mm sieve: sandy loam, sandy clay loam or loam.

Class	**Particle Size Range**	**Maximum %**	**Minimum %**
Coarse Sand	0.5 – 2mm	15	0
Silt	.002 - .05 mm	30	10
Clay	< .002 mm	25	10
Other Classes			
Gravel	2 – 13 mm	15	0
Rock	½ - 1 inch	5% by volume with none > 1 inch	
Organic		15	0

2. Chemistry – Suitability Considerations

Salinity:	Less than 3.0 dS/m @ 25 degrees C.

Saturation Extract Conductivity (ECe)	
Sodium: Sodium Adsorption Ratio (SAR)	Less than 6.00 ppm
Boron: Saturation Extract Concentration	Less than 1.00 ppm
Reaction: pH of Saturated Paste:	5.5 – 7.5 without high lime content.

3. Soil to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials prior to planting.
4. Soil testing: Contractor shall submit to the Owner's representative for approval, certification from an agricultural soils testing laboratory that the import topsoil provided conforms to the specifications prior to delivery of import or placement on on-site topsoil. Soil testing shall have been performed on import topsoil source within the previous year.

2.6 BIO-RETENTION BASIN

A. Refer to civil drawings for construction of bio-retention basin swales.
B. Line bio-retention basin swale with Lenox Blend soil mixture.

1. Lenox Blend soil mixture available from LH Voss Materials, Inc., www.lhvoss.com, Local Representative: Nyoka Corley (510) 773-7063, nyoka.corley@gmail.com
2. Depth shall be a minimum of 18" unless specified otherwise within plans and/or details.

2.7 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall collect and submit sample of proposed planting soil, representative of the top eight (8) inches of planting soil, to a locally known soil testing laboratory, (Luc-chesi Plant & Soil Consulting, Waypoint Analytical California, Inc, or approved equal),

for analysis and amendment recommendations. Sample shall be representative of typical on-site topsoil proposed for use in planting areas.

B. If import topsoil is proposed, import topsoil sample shall be submitted to a locally known soil testing laboratory, (Lucchesi Plant & Soil Consulting, Waypoint Analytical California, Inc., or approved equal) for analysis, amendment recommendations and installation recommendations.

C. Contractor shall provide to the soil testing laboratory (Lucchesi Plant & Soil Consulting, Waypoint Analytical California, Inc., or approved equal), the following information when submitting soil for analysis:

1. Project type (public school, commercial building, etc.).
2. Anticipated maintenance (regular, low, none, etc.).
3. Irrigation water source (potable or recycled).
4. Proposed plant material type such as California native plants, turf, shrub and ground covers.
5. Copy of this specification.

D. Fertilizers: All fertilizers shall be of an approved brand with a guaranteed chemical analysis as required by USDA regulations and shall be dry and (except for plant tabs) free flowing.

E. Soil Conditioner: 0-1/4 inch nitrogen-fortified organic amendment contributing at least 270 pounds of organic matter per cubic yard. Greenwaste compost is acceptable if recommended by the soil testing laboratory (Lucchesi Plant & Soil Consulting, Waypoint Analytical California, Inc., or approved equal). Compost shall be obtained from a supplier participating in the Seal of Testing Assurance (STA) program of the U.S. Composting Council.

F. Soil Preparation: The following materials and quantities are given for bidding purposes only and Contractor shall amend soil using products, quantities and methods specified by Soil-Testing Laboratory, or approved equal.

1. 6-20-20 granular fertilizer.
2. Soil sulfur.

G. Planting Tablets: 21 gram controlled release fertilizer supplying nitrogen for up to 1 ½ years and 20-10-5 content.

H. Backfill Mix: Shall be a mixture of on-site or import topsoil, soil conditioner and fertilizer. For bidding purposes, backfill mix shall include 2/3 topsoil and 1/3 soil conditioner with 6-20-20 granular fertilizer, quantity per manufacturer, according to container or root stock size, mixed thoroughly.

2.8 MULCHES

A. Organic Mulch for non-bio-retention planting areas: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of organic bark from Vision Recycling. Mahogany Wood Chip, available from Vision Recycling (510) 429-1300, www.visionrecycling.com, 41900 Boscell Road, Fremont, CA 94538. Color to be Mahogany. Submit sample to Owners Representative's for review and approval.

B. Organic Mulch for non-bio-retention planting areas: Consisting of recycled wood with particle sizes ranging from one (1) inch to three (3) inches in size and produced to place around plants to retain moisture, control weeds and help prevent erosion, free of metals and non-toxic. Color shall be mahogany brown dyed using organic, water-based pigment that is durable and safe for kids and pets. Mulch is available from Z-Best Products (408) 313-0444, www.zankerrecycling.com. Submit sample to Owners Representative's for review and approval.

C. Organic Mulch for Bio-retention basin swales: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of organic shredded cedar bark from Pacific Landscape Supply, (805) 595-2295, www.pacificlandscapesupply.com, sales@pacificlandscapesupply.com. Submit sample to Owners Representative's for review and approval.

2.9 HERBICIDES

A. Pre-emergent: Ronstar-G, or approved equal.

B. Selective and non-selective Herbicides: EPA registered and approved, of type recommended by manufacturer for application.

C. Contact Owner and obtain School District, Local, State and Federal policies and procedures for regulating application of chemical controls. Contractor shall comply with all applicable policies and/or procedures for application, posting and notifications.

2.10 STAKES AND GUYS

A. Upright and Guy Stakes: Rough-sawn, sound, new hardwood, redwood, or pressure-preservative-treated Douglas Fir or Lodgepole Pine, free of knots, holes, cross grain, and other defects, two (2) inches in diameter by length required, and pointed at one end.

B. Guy and Tie Wire: ASTM A 641/A 641M, Class 1, galvanized-steel wire, 2-strand, twisted, 0.106 inch in diameter.

C. Guy Cable: 5-strand, 3/16-inch- diameter, galvanized-steel cable, with zinc-coated turnbuckles, a minimum of 3 inches long, with two 3/8-inch galvanized eyebolts.

D. Tree Ties: Z-Strap tree ties, or equal, made of one (1) inch wide black rubber with pre-punched nail holes, a tensile strength of 400 psi, a breaking strength of 75 pounds per inch of width and resistant to ozone deterioration. Contact Sullivan & Mann Lumber Company, Inc. (800) 847-6562.
E. Flags: Standard surveyor's plastic flagging tape, white, 6 inches long

2.11 LANDSCAPE EDGINGS/HEADERBOARD

A. Of sizes shown, and as follows:

1. Species: Construction Heart Redwood.
2. Stakes: Construction heart redwood, 1 by 2 by 16 inches long in nominal size, with galvanized nails for anchoring edging.
3. Splice Plate: Same species as edging, 1 by 6 by 24 inches long in nominal size, with galvanized nails for securing in place.

2.12 WATER

A. Water shall be suitable for irrigation and free from ingredients harmful to planting areas.

2.13 MISCELLANEOUS PRODUCTS

A. Tree Trunk Guard: nine (9) inch high by four (4) inch diameter plastic, corrugated tube, Arbor Guard + or equal.
B. Tree Root Barriers: 18” high by 24” wide, interlocking panels of not less than 0.080” (2.032 mm) thickness, black in color, at least 50% recycled material, injection molded plastic product for linear applications with ultra-violet inhibitors with anti-lift ground lock tabs, vertical root deflecting ribs and double top edge consisting of two parallel, horizontal ribs on the top.
C. Jute Netting: Biodegradable in two (2) to three (3) years from installation, absorbing water four to five times fabric weight, open area 60% to 65%, available in rolls four (4) feet in width. Use galvanized steel staples as recommended by manufacturer to secure netting in place.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

B. Planting operations shall be performed when weather and soil conditions are suitable for planting.

3.2 PREPARATION

A. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
B. Protect structures, utilities, sidewalks, pavements, and other facilities, and lawns and existing exterior plants from damage caused by planting operations.
C. Install protective barriers and/or fencing as necessary.
D. Contact and obtain Owner's Representative, Local, State and Federal policies and procedures for regulating application of fertilizers, fungicides, insecticides, pesticides and herbicides. Contractor shall comply with all applicable policies and/or procedures for application, posting and notifications.
E. Do not excavate, place soils or amend soils during wet or saturated conditions.
F. If lime treated soils have not been removed from proposed planting areas, remove and replace with acceptable topsoil.
G. Verify depth of planting soil in proposed planting areas. If depth of planting soil is less than twelve (12) inches in depth, install additional planting soil to ensure twelve (12) inch minimum depth of topsoil.
H. Import topsoil Installation:

1. Remove and disposed of stones larger than one (1) inch in any dimension, vegetation and foreign inorganic material from surface to receive import topsoil.
2. Scarify or plow the subgrade by crossripping or equivalent to a minimum depth of four (4) inches until it is loose and uncompacted to provide bonding of imported planting soil layer to subgrade.
3. Place planting soil on loosened material in four (4) inch layers. Crossrip first import planting soil layer to a depth of eight (8) inches and blend import planting soil with loose native surface soil. Roll lightly with appropriate lawn roller to consolidate soil and compact to 85% density.
4. Continue placement of planting soil after blending first layer with native soil in four (4) inch layers and rolling lightly to consolidate and compact each layer of soil and compact to 85% density.
5. Place topsoil to the lines and grades in accordance with grading Drawings.
6. Verify installation of topsoil to minimum depth of twelve (12) inches over subgrade soil and rough grading is completed to proper slopes and elevations.

3.3 SOIL AMENDING AND FINE GRADING (Amend per Soil-Testing Laboratory recommendations. The following amendment recommendations are given for bidding purposes only.) Contractor shall prepare and amend soil over entire planting areas and as recommended for backfill at individual planting pits.

A. Soil Preparation: Loosen subgrade of planting beds by crossripping or equivalent cultivation to a minimum depth of ten (10) inches. Remove stones larger than one (1) inch in any dimension and sticks, roots, rubbish, and other extraneous matter in the top six (6) inches of soil and legally dispose of them off Owner's property.

B. Soil Amending: (Amend per Soil-Testing Laboratory recommendations. The following recommendations are provided for bidding purposes only. Contractor shall amend soil for over-all preparation and amendment recommendations and for planting pit preparation, amendments and backfill). Add the following and thoroughly till into the top eight (8) inches of planting soil at the following rates per 1,000 square feet. Till planting soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter. Float, rake and roll all planter areas to establish finished grades, maintaining drainage patterns and swales for grading and drainage plans, creating smooth, uniform surface plane.

1. 6 cubic yards nitrogen fortified organic soil amendment.
    a. In order to comply with MWELO 492.6, 3. (C). Soil Preparation, Mulch and Amendments, at a minimum, compost shall be applied at a rate of four (4) cubic yards per 1,000 square feet of permeable area incorporated to a depth of six (6) inches into the soil. Soils with greater than 6% of organic matter in the top six (6) inches are exempt from adding compost.
2. 14 pounds all-purpose granular fertilizer (6-20-20).
3. 15 pounds soil sulfur.
4. Soil conditioner: three cubic yards per 1,000 SF sufficient for 3% to 5% soil organic matter on a dry weight basis.

C. Fine Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Refer to civil grading plans and conform to designed grades, drainage patterns, swales, and ridges.

D. There shall be no areas that hold water or drain toward buildings or structures, unless designed per civil grading plans.

E. In planting areas, set finish grade of soil one and one half (1 1/2) inches below adjacent paved surfaces, utility boxes, tops of curbs, and the like to allow for installation of organic mulch top dressing above.

F. Regrade as necessary to restore grades and drainage patterns after installation of plant material.

3.4 BIO-RETENTION SOIL AND INSTALLATION

A. Preparation:

1. Prior to installation of bio-retention soil, protect native soil at excavated bio-retention area from compaction by preventing traffic and installing a fence or covering with plywood.
2. Protect bio-retention soil stockpile from compaction and contamination from foreign matter by covering with a protective tarp.
3. Verify installation of subsurface and surface drainage with Civil Engineer prior to placing bio-retention soil.
4. Drainage should be directed away from bio-retention soils until upslope areas are stabilized and compacted.

B. Bio-Retention Soil Mixing and Placing:

1. Operate equipment adjacent to bio-retention area and not in bio-retention area to avoid compaction.
2. If machinery must operate in the bio-retention area or adjacent planting area, use light weight, low ground-contact pressure equipment.
3. Where bio-retention soil meets native soil, rip or scarify the bottom native soils of the bio-retention area to a depth of four (4) inches.
4. If mixing bio-retention soil and amendments on-site, use an adjacent impervious area or plastic sheeting to prevent intrusion of foreign material.
5. Place bio-retention soil in 12” lifts. Do not place or work bio-retention soil if it is saturated or raining.
6. Allow bio-retention soil lifts to settle naturally, boot pack (walk around to compact) lifts to achieve 85% compaction or compact by lightly watering until soils are just saturated and allow bio-retention soils to dry between lifts.
7. Verify bio-retention soil elevations comply with grading design prior to applying mulch or installing plants.

8. After all lifts are placed, wait three (3) days to check for settlement, and add additional bio-retention soil as needed.

3.5 EDGING/HEADERBOARD INSTALLATION

A. Redwood Headerboard: Install wood headers or edgings where indicated. Anchor with wood stakes spaced per detail, driven at least 1 inch below top elevation of header or edging. Use 2 galvanized nails per stake to fasten headers and edging; length as needed to penetrate both members and provide 1/2-inch clinch at point. Chamfer top of stakes as indicated on detail and pre-drill stakes if needed to avoid splitting

3.6 PLANT MATERIAL EXCAVATION

A. Lay out individual tree and shrub locations and areas for multiple exterior plantings. Stake locations, outline areas, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.
B. Lay out exterior plants at locations directed by Owner's Representative. Stake locations of individual trees and shrubs and outline areas for multiple plantings.
C. Pits and Trenches: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.

1. Excavate approximately planting pit sizes as indicated on planting details.
2. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots.
3. Set rootball onto compacted native soil so that rootball sits one (1) inch above adjacent finish grade.

D. Obstructions: Notify Owner's Representative if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
E. Drainage: Notify Owner's Representative if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.
F. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.7 PLANT MATERIAL PLANTING

A. Carefully remove root ball from container without damaging root ball or plant.
B. Set container grown planting stock plumb and in center of pit or trench with top of root ball one (1) inch above adjacent finish grades. Face plant material for best appearance.

C. Place planting soil around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly.

D. Place planting tablets in hole about one (1) to two (2) inches away from root tips. Refer to manufacturer's recommendation for exact quantity, but not less than:

Plant Size	Quantity	Plant Size	Quantity
1 Gallon Container	1	**7-Gallon Container**	5
2-Gallon Container	2	**15-Gallon Container**	8
3-Gallon Container	3	**24" box container**	20
5-Gallon Container	3	**36" box container**	30

E. Finish placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil.

3.8 TREE AND SHRUB PRUNING

A. Prune, thin, and shape trees and shrubs as directed by Owner's Representative.

B. Trees:

1. Prune, thin, and shape trees according to standard horticultural practices.
2. Prune trees if necessary to remove lower branches for clearance above pedestrian or vehicular pathways. Unless otherwise indicated by Owner's Representative, do not cut tree leaders.
3. Prune trees as required to properly stake trees straight and plumb without branches rubbing stakes.
4. Prune to thin a heavy canopy and prune for a strong branching structure as appropriate to individual tree species.
5. Prune to remove injured or dead branches from trees.

C. Shrubs, Vines and Ground Covers:

1. Prune, thin and shape shrubs according to standard horticultural practices.
2. Prune to remove injured or dead branches from shrubs.

3.9 GUYING AND STAKING

A. Upright Staking and Tying: Unless detailed otherwise, use a minimum of 2 stakes of length required to penetrate at least six (6) inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Brace tree stakes with wood horizontal bracing screwed in place. Support trees with two rubber tree tie sections at contact points with the tree trunk installed in a "figure 8" wrap. Allow enough slack to avoid rigid restraint of tree. Trim stakes below tree canopy and to matching heights. Use the number of stakes as follows:

1. Use 2 stakes for trees up to 12 feet high and 2-1/2 inches or less in caliper.
2. Use 3 stakes for trees less than 14 feet high and up to 4 inches in caliper. Space stakes equally around trees.
3. Use 3 stakes for trees of all sizes if detailed otherwise on Drawings.

B. Guying and Staking: Guy and stake trees exceeding 14 feet in height and more than 3 inches in caliper, unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches long, driven to grade.

1. For trees more than 6 inches in caliper, anchor guys to pressure-preservative-treated deadmen 8 inches in diameter and 48 inches long buried at least 36 inches below grade. Provide turnbuckles for each guy wire and tighten securely.
2. Attach flags to each guy wire, 30 inches above finish grade.
3. Paint turnbuckles with luminescent white paint.

3.10 TREE ROOT BARRIERS

A. Install root barriers where trees are planted within six (6) feet of any pavement or structures.
B. A linear root barrier shall be installed flush with the vertical edge of pavement or structure, one half (1/2) inch below the top of the pavement and shall extend six (6) feet in each direction for a total of twelve (12) feet in length. Contractor shall remove concrete spillage if necessary to install barrier flush against vertical concrete edge.

3.11 TREE TRUNK GUARD: install to protect newly planted tree trunks planted in lawns according to manufacturer recommendations.

3.12 RAISED PLANTERS

A. Fill raised planters with amended planting soil. Place planting soil in twelve (12) inch deep, compacted layers to 85% relative density to an elevation of four (4) inches below the top of the raised planter (unless detailed otherwise on Drawings).

3.13 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover and plants spaced as indicated on planting legend.
B. Dig holes large enough to allow spreading of roots, and backfill with planting soil.
C. Work planting soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
D. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
E. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.14 PRE-EMERGENT

A. Apply pre-emergent herbicide per manufacturer recommendations in new planting areas.

3.15 JUTE NETTING

A. Install jute netting on slopes exceeding 3:1 ratio slope. Apply jute netting after preparing planting soil for planting and fine grading. Secure jute netting starting at the top of the slope by laying six (6) inches of fabric below grade to a minimum depth of six (6) inches. Roll jute netting down slope and terminate where grade becomes level by folding six (6) inches of fabric underneath. Overlap seems four (4) to six (6) inches. Secure in place using staples placed eighteen (18) inches on center spacing. After completion of planting operations, install top dressing organic mulch as specified herein.

3.16 PLANTING BED MULCHING

A. Apply three (3) inch minimum thickness of organic mulch, unless specified otherwise on Drawings, continuously throughout planting areas. Do not place mulch within two (2) inches of stems and six (6) inches of tree trunks.

3.17 CLEANUP AND PROTECTION

A. During exterior planting, keep adjacent paving and construction clean and work area in an orderly condition.
B. Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation treat, repair, or replace damaged exterior planting.

C. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

3.18 MAINTENANCE SCHEDULE

A. Protection: Protect work from damage, erosion and trespass. Maintain temporary fencing and/or barriers in proper condition. Remove temporary fencing and/or barriers prior to final completion and at end of maintenance period.

B. After substantial completion, Contractor shall schedule an Irrigation Audit to be performed by a third-party certified landscape irrigation auditor. Contractor shall make necessary adjustments, if any, during maintenance period and provide written certification of installation from certified landscape irrigation auditor as part of final completion and end of maintenance.

C. Water: Contractor shall be solely responsible for ensuring that all planting is sufficiently watered to promote vigorous growth. Test and inspect irrigation system on a regular basis, each week during plant establishment and monthly thereafter. Adjust and repair the irrigation system and its components as necessary for plant establishment and growth and for watering efficiency. Check and adjust any obstructions to emission devices.

D. Fertilizing recommendations (confirm with the soil testing laboratory: Lucchesi Plant & Soil Consulting, Waypoint Analytical California, Inc., or approved equal): Immediately after completion of planting, fertilize landscape areas with ammonium sulfate (21-0-0) fertilizer at a rate of five (5) pounds per 1000 square feet. Fertilize with specified fertilizer after 45 days, prior to end of maintenance period. After landscape becomes well-established, fertilize in fall and spring with (16-6-8) commercial fertilizer at a rate of six (6) pounds per 1000 square feet.

E. Weed Control: Maintain planting beds (planted or not) in a weed-free condition to be performed weekly during maintenance period. Weeding may be done manually or by the use of selective herbicides. (Contractor shall obtain written approval from project owner prior to application of herbicide) No herbicide shall be used without the Owner Representative’s prior consent. Use only approved herbicides, use in accordance with manufacturer’s recommendations and per Pest Control Advisor’s recommendations. If selective herbicides are used, extreme caution shall be observed so as not to damage any other plants. Spraying shall be done only under windless conditions.

F. Disease, Pest and Insect Control: Disease, pest (including, but not limited to, birds and rodents) and insect damage shall be controlled by the use of fungicides, insecticides pesticides, poisons and/or mechanical means. (Contractor shall obtain written approval from project owner prior to application of fungicides, insecticides or pesticides or mechanical methods). Review and perform weekly during maintenance period.

G. Plant Material: Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting pits as necessary. Tighten and repair stake supports and reset trees and shrubs to proper grades or vertical position as required. Review and perform weekly during maintenance period.

H. Organic Mulch: Re-apply organic mulch top dressing after initial settling and again prior to end of maintenance to ensure specified depth is achieved.

I. End of maintenance shall be reviewed and approved in writing by Owner's Representative. Upon approval, Contractor shall notify Owner's Representative in writing when maintenance is complete with a date which maintenance transfers to Owner.

3.19 FIELD QUALITY CONTROL, SUBSTANTIAL COMPLETION AND FINAL COMPLETION

A. Owner's Representative shall inspect and approve the following prior to proceeding with subsequent work:

1. Preparation: at completion of finish grading and prior to planting, grading tolerances and soil preparation shall be checked for conformance to Drawings and as specified herein.
2. Layout: Layout of all plants, headerboard and other major elements shall be directed and/or ap-proved by Owner's Representative.
3. Substantial Completion Review: At substantial completion of this Section, work shall be reviewed for conformance with the Drawings and Contractor shall make recommended repairs and/or corrections in a timely manner.
4. Final Completion Review: After substantial completion repairs and/or corrections have been completed, work shall be reviewed for final completion and approved by Owner's Representative in writing.

B. Re-inspections required due to Contractor not being prepared or non-conformance to Drawings shall be back charged to the Contractor.

C. Contractor shall remove protective fencing and/or barriers prior to final completion review.

END OF SECTION 32 90 00 (Revised 012/16/2025)