

PROJECT MANUAL

SEQUOIA HEALTH CARE DISTRICT- OFFICE ALTERATIONS 1016 Laurel Street, San Carlos CA

Owner:

Sequoia Healthcare District
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Architect:

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Structural Engineer:

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Mechanical, Electrical, & Plumbing Engineer:

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SECTION 00 31 46 - PERMITS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes requirements governing responsibility for permits, fees, inspections, and approvals related to the Work.
- B. Applies to limited interior and exterior alteration Work.

1.2 RELATED SECTIONS

- A. Section 01 31 46 – Permits.
- B. Section 01 78 00 – Contract Closeout.

1.3 DEFINITIONS

- A. Authority Having Jurisdiction (AHJ): Governing agency with authority over permitting and inspections, including the City of San Carlos, California.
-

PART 2 – PERMIT RESPONSIBILITIES

2.1 OWNER RESPONSIBILITIES

- A. Owner will obtain the primary building permit unless noted otherwise in the Contract Documents.
- B. Owner will pay associated plan check and permit fees unless indicated otherwise.

2.2 CONTRACTOR RESPONSIBILITIES

- A. Contractor shall obtain and pay for required trade permits and inspections related to the Work, unless noted otherwise.
 - B. Contractor shall comply with permit conditions, inspection requirements, and directives of the AHJ.
 - C. Contractor shall coordinate inspections to avoid delay to the Work.
-

PART 3 – EXECUTION

3.1 COMPLIANCE

- A. Perform Work in compliance with the 2022 California Building Code and applicable local codes, ordinances, and regulations.
- B. Post permits at the Project site as required.

3.2 INSPECTIONS AND APPROVALS

- A. Schedule required inspections at appropriate stages of the Work.
- B. Correct deficiencies identified by the AHJ at no additional cost to Owner.
- C. Obtain final inspections and approvals prior to requesting final payment.

3.3 FINAL SIGN-OFF

- A. Obtain final permit sign-off from the AHJ.
- B. Submit permit closeout documentation in accordance with Section 01 78 00 – Contract Closeout.

END OF SECTION

SECTION 01 11 10 – SUMMARY OF WORK

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes a summary of the Work, Project limits, and coordination requirements.
- B. Work consists of limited interior and exterior alterations for a commercial office building as indicated on the Drawings and specified herein:
Architectural, Structural, HVAC, Electrical, Plumbing, Fire Protection, and Signage.
- C. The Project is an alteration to an existing building and does not constitute new construction.
- D. Apply, obtain, and pay for all permits required for the work, unless otherwise stated below. Submit copies of all permits to Owner and to Architect.
 - 1. Owner will apply, obtain and pay for the Building Permit.

1.02 PROJECT DESCRIPTION

- A. Interior alterations include, but are not limited to:
 - 1. Selective demolition of existing nonstructural construction.
 - 2. New and modified nonstructural partitions.
 - 3. New and modified walls, ceilings, doors, and interior finishes.
 - 4. Structural alterations related to new and modified openings.
 - 5. Minor mechanical, electrical, plumbing, and fire protection modifications serving altered areas.
 - 6. New signage related to CBC Chapter 10 Exiting and CBC Chapter 11B Accessibility requirements.
- B. Exterior alterations may include, but are not limited to:
 - 1. Modification of existing exterior window and door openings.
 - 2. Installation of new exterior entrances in expanded openings
 - 3. Replacement of existing windows and glazing.
 - 4. Relocation of an existing exterior entrance door.
 - 5. Localized exterior waterproofing and finish patching and restoration at altered openings.
 - 6. Installation of new exterior shading devices.
- C. Existing building characteristics:
 - 1. Two-story commercial office building.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy Group B (2nd Floor) over S-2 (1st Floor).

- 5. Building size- no change proposed:
 - a. First Floor Garage and Supporting Areas: 5,139 sf.
 - b. Second Floor Offices and Supporting Areas: 4,042 sf.

1.03 WORK BY OWNER

- A. The following, if any, are by Owner under separate contracts unless noted otherwise:
 - 1. Furniture, fixtures, and equipment (FF&E).
 - 2. Information technology and telecommunications systems.
 - 3. Security systems.

1.04 CONTRACTOR USE OF PREMISES

- A. Limit operations to areas indicated for construction.
- B. Building will be vacated by Owner for duration of construction period.
- C. Coordinate work to minimize disruption to building operations.

1.05 COORDINATION

- A. Unless noted otherwise, the subject of all imperative sentences in the Specifications is the Contractor. For example,
"Provide and install . . ." means "Contractor shall provide and install . . ."
- B. Selective Demolition:
 - 1. Coordinate scope and sequencing of demolition work with Section 02 41 19 – Selective Demolition.
- C. Field Verification and Existing Conditions:
 - 1. Prior to commencement of Work, field-verify existing dimensions, conditions, and constraints in accordance with Section 01 31 19 – Field Verification and Existing Conditions.
- D. Temporary Facilities and Controls:
 - 1. Provide protection of existing construction and life-safety systems in accordance with Section 01 50 00 – Temporary Facilities and Controls.
- E. Coordinate sequencing of Work to maintain required:
 - 1. Means of egress.
 - 2. Fire protection and alarm systems.
 - 3. Fire-resistance-rated assemblies.

1.06 WORK LIMITATIONS

- A. The Work is limited to areas indicated on the Drawings.

B. No change in:

1. Occupancy classification.
2. Building height or area.
3. Structural system.

C. Existing construction outside the indicated scope shall remain undisturbed.

1.07 CODES AND REGULATIONS

- A. Perform the Work in accordance with the 2022 California Building Code (CBC) and applicable state and local regulations.
 - B. Where conflicts occur, the more stringent requirement shall govern.
-

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 GENERAL

- A. Execute the Work as indicated on the Drawings and specified herein.
- B. Field-verify existing conditions prior to proceeding with affected Work in accordance with Section 01 31 19.
- C. Notify Architect of discrepancies prior to execution.

3.02 PROTECTION

- A. Protect existing construction and finishes designated to remain in accordance with Section 01 50 00.
 - B. Repair damage caused by the Work.
-

END OF SECTION

SECTION 01 25 00 - PRODUCTS AND SUBSTITUTIONS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing products, materials, and substitution requests for the Work.
- B. This Section consolidates product requirements and substitution procedures.
- C. Applies to all products furnished for the Work.

1.2 PROJECT CONDITIONS

- A. Project is a limited-scope interior and exterior alteration within an existing commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.3 RELATED SECTIONS

- A. Individual technical Sections specifying products.

1.4 PRODUCT REQUIREMENTS

- A. Provide new products unless specifically noted otherwise.
- B. Products shall comply with the 2022 California Building Code (CBC) and applicable state and local regulations.
- C. Install products in accordance with manufacturer’s written instructions.
- D. Products shall be compatible with existing construction and adjacent materials.

1.5 BASIS OF DESIGN

- A. Where products are specified by manufacturer name and model number, such products establish the required quality, performance, appearance, and code compliance criteria.
- B. Named products are specified in accordance with California Public Contract Code §3400 and are not intended to limit competition.
- C. Where required by law, the term “or equal” shall be implied.

1.6 SUBSTITUTIONS AND “OR EQUAL” PRODUCTS

A. Requests for substitution shall:

1. Be submitted in writing a minimum of 7 calendar days prior to the bid due date advertised in the Notice Inviting Bids.
2. Demonstrate equivalence in quality, performance, durability, appearance, functional characteristics, and code compliance.
3. Include complete technical data, test reports, certifications, and a detailed comparison to the specified product.
4. Identification of impacts on related Work, including fire-resistance ratings, accessibility, and energy compliance.
5. Identify the net change in the Bid amount between the Project with the specified item and the Project with the proposed substitution, accounting for all impacts on the Work.
6. Document how the proposed substitution will impact the Project Schedule.
7. Provide physical samples as needed to judge equivalence of appearance (where applicable).

B. If requested by the Architect or Owner:

1. Project names and addresses where the proposed substitute product can be viewed locally.
2. Contact information for the manufacturer or vendor representative for the proposed substitute product.

C. The Health Care District shall be the sole judge of equality.

D. Contractor shall bear all costs associated with substitution requests, whether approved or rejected.

E. Substitution requests submitted after bid or after Contract award will not be considered.

1.7 COMPLIANCE AND ENFORCEMENT

A. Approval of a substitution shall not relieve Contractor of responsibility for full compliance with the Contract Documents.

B. Use of unapproved or nonconforming products shall be grounds for rejection and removal at no additional cost to the Owner.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 PRODUCT SELECTION

- A. Provide products specified by manufacturer name and model number, or approved equal in accordance with this Section.

3.2 INSTALLATION

- A. Field-verify existing conditions prior to installation in accordance with Section 01 31 19.
- B. Install products in accordance with the Contract Documents and manufacturer's written instructions.
- C. Replace products that are damaged, improperly installed, or not approved.

END OF SECTION

SECTION 01 30 00 – PRE-INSTALLATION MEETINGS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes requirements for preinstallation meetings for the following Work:
 - 1. Bi-Pass Storage Room door installation (Doors A6 and A7).
 - 2. All Glass Folding Partition installation (Door P1).
 - 3. Acrylic Panel Sliding Doors installation (Door R1).
 - 4. Exterior sun control devices.
- B. Meetings are intended to coordinate installation procedures, substrate conditions, code compliance requirements, and Owner expectations prior to commencing Work.

1.2 PURPOSE

- A. Review Contract Document requirements applicable to each door system.
- B. Verify coordination with adjacent construction and building systems.
- C. Confirm compliance with applicable provisions of the 2022 CBC, including life safety and accessibility requirements where applicable.
- D. Discuss Owner expectations for operation and maintenance.

1.3 PARTICIPANTS

- A. Contractor.
- B. Installer(s) for each respective system.
- C. Architect.
- D. Manufacturer's representative, when requested or required.
- E. Other trades affecting or affected by the Work.
- F. Owner.

1.4 ADMINISTRATIVE REQUIREMENTS

- A. Schedule meetings sufficiently in advance of installation to allow for questions and resolution of potential issues.
- B. Record meeting discussions and distribute notes to participants.
- C. Do not proceed with installation until required meetings are conducted.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 PRE-INSTALLATION MEETING REQUIREMENTS – GENERAL

- A. Review approved shop drawings, product data, and installation instructions.
- B. Verify field dimensions, substrate conditions, and tolerances.
- C. Review coordination with framing, finishes, waterproofing, and weather-resistive barriers, as applicable.
- D. Confirm protection of existing construction and adjacent finishes.

3.2 BI-PASS STORAGE ROOM DOORS (DOOR A6 and A7) MEETING TOPICS

- A. Structural support and framing requirements.
- B. Clearances, stacking locations, and operational requirements.
- C. Hardware requirements.

3.3 ALL GLASS FOLDING PARTITION (DOOR P1) MEETING TOPICS

- A. Structural support and framing requirements.
- B. Coordination with ceiling systems, lighting, sprinklers, and fire alarm devices.
- C. Clearances, stacking locations, and operational requirements.
- D. Coordination with required egress, accessibility, and fire protection provisions.
- E. Hardware requirements.

3.4 ACRYLIC PANEL SLIDING DOORS (DOOR R1) MEETING TOPICS

- A. Attachment and support requirements for overhead or wall-mounted systems.
- B. Coordination with ceiling systems, lighting, sprinklers, and fire alarm devices.
- C. Clearances, stacking locations, and operational requirements.
- D. Verification of compliance with accessibility and egress requirements, where applicable.
- E. Hardware requirements.

3.5 EXTERIOR SUN CONTROL DEVICES- MEETING TOPICS

- A. Attachment and support requirements.
- B. Control requirements and locations.

3.6 INSTALLATION READINESS

- A. Confirm that substrates and supporting construction are complete and acceptable.
- B. Do not begin installation until deficiencies are corrected.

END OF SECTION

SECTION 01 31 00 – PROJECT MANAGEMENT AND COORDINATION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes requirements for project management, coordination, and communication among trades.
- B. Section includes requirements for project meetings conducted to coordinate the Work.
- C. Work includes coordination of construction activities, sequencing, and interfaces between trades for the Project.

1.02 PROJECT CONDITIONS

- A. Project is a limited-scope alteration within an existing commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.
- C. Building will be vacated by Owner for the duration of the construction period.

1.03 MEETINGS

- A. Preconstruction Meeting:
 - 1. Conduct a preconstruction meeting at the site prior to start of construction.
 - 2. Attendees shall include Owner, Contractor, Architect, and major subcontractors as applicable to the Work, including mechanical, electrical, plumbing, and fire protection trades.
 - 3. Agenda shall include:
 - a. Review of project scope and sequencing.
 - b. Identification of long-lead items.
 - c. Submittal and shop drawing procedures.
 - d. Field verification and existing conditions coordination.
 - e. Safety, access, and protection of existing building operations.
- B. Coordination Meetings:
 - 1. Conduct coordination meetings as required to:
 - a. Resolve conflicts between trades.
 - b. Coordinate interior walls and doors with mechanical, electrical, plumbing, and fire protection work.
 - c. Coordinate exterior door installations with adjacent finishes and weather protection.
 - 2. Meetings may be held in person or virtually unless otherwise required by Owner or Architect.

- C. Conduct Pre-Installation Meetings for specialty items at the site in accordance with Section 01 30 00.
- D. Closeout Meeting
 - 1. Conduct a closeout meeting prior to Substantial Completion.
 - 2. Agenda shall include:
 - a. Review of punch list items.
 - b. Closeout submittals and record documentation.
 - c. Final inspections and approvals.
- E. Contractor shall record meeting minutes and distribute to attendees within a reasonable time after each meeting.
- F. Meeting minutes shall document:
 - 1. Decisions made.
 - 2. Action items and responsible parties.
 - 3. Schedule impacts, if any.

1.04 COORDINATION REQUIREMENTS

- A. Coordinate the Work of all trades to ensure proper sequencing, compatibility, and integration.
- B. Coordinate Work with:
 - 1. Section 01 11 10 – Summary of Work.
 - 2. Section 01 31 19 – Field Verification and Existing Conditions.
 - 3. Section 01 50 00 – Temporary Facilities and Controls.
 - 4. Section 01 57 23 – Shoring of Existing Construction.
 - 5. Section 02 41 19 – Selective Demolition.
- C. Coordinate Work to maintain continuous operation of:
 - 1. Required means of egress.
 - 2. Fire sprinkler, fire alarm, and life-safety systems.
 - 3. Fire-resistance-rated assemblies.

1.05 FIELD VERIFICATION

- A. Prior to commencement of affected Work, field-verify existing conditions, dimensions, and constraints in accordance with Section 01 31 19.
- B. Notify Architect of discrepancies between existing conditions and the Drawings prior to proceeding.

1.06 COMMUNICATION

- A. Provide a single point of contact responsible for coordination of the Work.
- B. Coordinate scheduling and sequencing of trades to minimize conflicts and delays.
- C. Notify Architect in advance of activities affecting building operations, utilities, or life-safety systems.

1.07 CODES AND REGULATIONS

- A. Perform the Work in accordance with the 2022 California Building Code (CBC) and applicable state and local regulations.
- B. Where conflicts occur, the more stringent requirement shall govern.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 GENERAL

- A. Execute the Work in a coordinated manner to avoid conflicts and rework.
- B. Sequence Work to maintain safe conditions and compliance with CBC Chapter 33.
- C. Coordinate restoration of fire-resistance-rated assemblies where affected by the Work.

3.02 PROTECTION AND CONTINUITY

- A. Protect existing construction and finishes designated to remain.
- B. Maintain required fire protection, egress, and accessibility features throughout construction.
- C. Repair damage caused by lack of coordination.

END OF SECTION

SECTION 01 31 19 – FIELD VERIFICATION OF EXISTING CONDITIONS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes requirements for field verification of existing conditions prior to execution of the Work.
- B. Applies to all Work affected by existing construction, dimensions, utilities, and life-safety features.

1.02 PROJECT CONDITIONS

- A. Project consists of limited interior and exterior alterations within an existing occupied commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.03 FIELD VERIFICATION REQUIREMENTS

- A. Prior to fabrication, installation, or demolition, field-verify existing conditions affecting the Work, including but not limited to:
 - 1. Dimensions and clearances.
 - 2. Locations of existing walls, floors, ceilings, and openings.
 - 3. Existing utilities, fire protection, and life-safety systems.
 - 4. Fire-resistance-rated assemblies and continuity.
- B. Field verification shall be performed in advance of activities governed by:
 - 1. Section 02 41 19 – Selective Demolition.
 - 2. Section 01 50 00 – Temporary Facilities and Controls.
 - 3. All Sections where existing conditions may impact the Work.

1.04 DISCREPANCIES

- A. Notify Architect in writing of discrepancies between existing conditions and the Drawings prior to proceeding with affected Work.

- B. Do not proceed with Work in areas of discrepancy until direction is provided.

1.05 COORDINATION

- A. Coordinate field verification activities with Section 01 31 00 – Project Management and Coordination.
- B. Coordinate verification sequencing to avoid disruption to building operations and occupied areas.
- C. Coordinate protection of existing construction with Section 01 50 00 – Temporary Facilities and Controls.

1.06 CODES AND REGULATIONS

- A. Perform field verification in compliance with the 2022 California Building Code (CBC) and applicable state and local regulations.
- B. Field verification does not relieve Contractor of responsibility for compliance with code-required dimensions, clearances, and tolerances.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 GENERAL

- A. Perform field verification prior to commencement of affected Work.
- B. Confirm existing conditions before ordering materials or commencing demolition or installation.
- C. Coordinate corrections resulting from verified conditions through Section 01 31 00.

3.02 FIELD VERIFICATION / UNFORESEEN CONDITIONS

- A. If hazardous materials such as lead shielding are encountered during verification or demolition, stop Work in the affected area and notify the Architect and Owner immediately. Do not resume Work until directed.

3.03 PROTECTION

- A. Protect existing construction and finishes during verification activities.
- B. Repair damage caused by field verification activities.

END OF SECTION

01 33 00 – SUBMITTAL PROCEDURES

PART 1 -- GENERAL

1.1 SUMMARY

- A. Provide all submittals as specified. Provide four copies where multiple copies are specified but the number is not stated.
- B. Provide re-submittals when submittals are not approved.
- C. Samples and shop drawings shall be prepared specifically for this project.
 - 1. Shop drawings shall include dimensions and details, including adjacent construction and related work.
 - 2. Note special coordination required.
 - 3. Note any deviations from requirements of the Contract Documents.
- D. Provide warranties as specified.
 - 1. Warranties shall be signed by supplier or installer responsible for performance.
 - 2. Warranties shall not limit liability for negligence or non-compliance with documents.

1.2 SHOP DRAWINGS

- A. Present in a clear and thorough manner. Title each drawing with Project name and number; identify each element of drawings by reference to sheet number and detail, schedule, or room number of Contract Documents.
- B. Identify field dimensions; show relation to adjacent or critical features of Work or products.
- C. Deferred Submittal Requirements: Where approval by a governing agency is required, drawings and design calculations must be stamped and signed by the licensed design professional responsible for the deferred submittal design.
 - 1. Each deferred submittal must be reviewed by the Architect, and the Engineer of Record where appropriate prior to submittal.
 - 2. The submittal must be accompanied by evidence that the shop drawings and documents have been reviewed and accepted by the Architect, or the Engineer of Record where appropriate.
 - 3. Installation of a deferred submittal is not permitted until it has received approval by the appropriate governing agency.

1.3 PRODUCT DATA

- A. Mark each copy to identify applicable products, models, and options; reference standards; performance characteristics, and capacities; wiring and piping diagrams and controls; component parts; finishes; dimensions; required clearances and other data.
- B. Submit only pages which are pertinent; mark each copy of standard printed data to identify pertinent products, referenced to Specification Section and Article number.
- C. Modify manufacturer's standard schematic drawings and diagrams to supplement standard information and to provide information specifically applicable to the Work. Delete information not applicable.

1.4 SAMPLES

- A. Submit samples to illustrate functional and aesthetic characteristics of the Product, with integral parts and attachment devices.

- B. Submit full range of manufacturer's standard finishes except when more restrictive requirements are specified, indicating colors, textures, and patterns, for Architect/Engineer selection.
- C. Provide field samples of finishes at Project, at location acceptable to Architect/Engineer, as required by individual Specifications section. Install each sample complete and finished. Acceptable finishes in place may be retained in completed work when allowed by individual section.

1.5 MANUFACTURER'S INSTRUCTIONS

- A. When specified in individual specification Sections, submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

1.6 MANUFACTURER'S CERTIFICATES

- A. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference date, affidavits, and certifications as appropriate.

1.7 CONTRACTOR REVIEW

- A. Review submittals prior to transmittal; determine and verify field measurements and clearances, field construction criteria, manufacturer's catalog numbers, and conformance of submittal with requirements of Contract Documents.
- B. Coordinate submittals with requirements of Work and of Contract Documents.
- C. Sign or initial each sheet of shop drawings and product data, and each sample label to certify compliance with requirements of Contract Documents. Notify Architect/Engineer in writing at time of submittal, of any deviations from requirements of Contract Documents.
- D. Do not transmit submittals without required Contractor's review stamp.
- E. Do not fabricate products or begin work which requires submittals until return of submittal with Architect/Engineer acceptance.

1.8 SUBMITTAL REQUIREMENTS

- A. Submit under provisions of Section 01 33 00.
- B. Transmit submittals in accordance with approved Progress Schedule and in such sequence to avoid delay in the Work or work of other contracts.
- C. Coordinate submittals into logical groupings to facilitate interrelation of the several items:
 - 1. Finishes which involve Architect/Engineer selection of colors, textures, or patterns.
 - 2. Associated items which require correlation for efficient function or for installation.
- D. Clearly identify field dimensions, and relation to adjacent features or materials of the Work.

1.9 RESUBMITTALS

- A. Make any corrections to changes in the submittals required by the Architect/Engineer and resubmit when requested.
- B. Make resubmittals under procedures specified for initial submittals; identify changes made since previous submittal.
- C. Indicate any changes which have been made other than those requested by the Architect and/or Engineer.

1.10 ARCHITECT/ENGINEER REVIEW

- A. Architect and/or Engineer will review shop drawings, product data, and samples and return submittals with reasonable promptness in accordance with schedule for distribution, or for resubmission. Anticipate Ten Working days for Architect/Engineer's Review for Project Schedule.
- B. Architect/Engineer will affix stamp and initials, and indicate requirements for resubmittal, or completion of review of submittal.

1.11 DISTRIBUTION

- A. Distribute reproductions of shop drawings, copies of product data, and samples, which bear Architect and/or Engineer stamp of approval, to job site file, Record Documents file, subcontractors, suppliers or fabricators, other affected contractors, and other entities requiring such information.

END OF SECTION

SECTION 01 35 16 - CONSTRUCTION PROCEDURES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes general construction procedures for Work in an existing vacated building, including:
 - 1. Coordination and sequencing of Work.
 - 2. Protection of existing construction to remain.
 - 3. Maintenance of required life safety conditions.
 - 4. Housekeeping and site condition procedures.
- B. Temporary facilities, controls, utilities, barriers, and protection systems are specified in Section 01 50 00 – Temporary Facilities and Controls.

1.2 EXISTING CONDITIONS

- A. Building is an existing 2-story, Type VA, fully sprinklered commercial office building and will be vacated during the construction period.
- B. Contractor shall verify existing conditions prior to commencing Work and report discrepancies to Architect.
- C. Maintain required fire-resistive construction, means of egress, and sprinkler protection in accordance with the 2022 CBC.

1.3 CODES AND REGULATORY REQUIREMENTS

- A. Perform Work in compliance with the 2022 California Building Code and applicable local regulations.
- B. Where existing life safety systems are temporarily impaired, coordinate procedures with the Authority Having Jurisdiction and Owner.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 COORDINATION AND SEQUENCING

- A. Coordinate Work to allow orderly progression of construction and inspections.
- B. Sequence Work to maintain required exiting, fire protection, and structural stability at all times.
- C. Coordinate interior and exterior alteration Work to minimize exposure of building to weather.

3.2 PROTECTION OF EXISTING CONSTRUCTION

- A. Protect existing construction, systems, and finishes designated to remain.
- B. Do not overload existing structure or building systems.
- C. Repair damage to existing construction caused by the Work at no additional cost to Owner.

3.3 LIFE SAFETY MAINTENANCE PROCEDURES

- A. Maintain operational sprinkler systems, fire alarm systems, and required egress components during construction, except as approved.
- B. Where temporary shutdowns are required, implement approved procedures and restore systems promptly upon completion of affected Work.
- C. Temporary fire protection measures are specified in Section 01 50 00.

3.4 HOUSEKEEPING AND SITE CONDITIONS

- A. Maintain Work areas in a safe, orderly condition.
- B. Remove debris regularly and prevent accumulation within the building.
- C. At completion, leave Work areas broom clean and ready for final inspection.

END OF SECTION

SECTION 01 40 00 – QUALITY REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes quality requirements applicable to products, workmanship, and execution of the Work.
- B. Applies to all Work furnished and installed under the Contract.

1.02 PROJECT CONDITIONS

- A. Project is a limited-scope alteration within an existing occupied commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.03 CODES AND STANDARDS

- A. Perform the Work in accordance with the 2022 California Building Code (CBC) and applicable state and local regulations.
- B. Comply with referenced industry standards as specified in individual Sections.
- C. Where conflicts occur, the more stringent requirement shall govern.

1.04 QUALITY OF PRODUCTS

- A. Provide new materials and products, free of defects, suitable for the intended use.
- B. Products shall be installed in accordance with manufacturer's written instructions.
- C. Where matching existing construction is required, provide materials compatible with existing conditions.

1.05 WORKMANSHIP

- A. Perform the Work by workers skilled in the trades involved.
- B. Install materials plumb, level, square, and true to line.
- C. Correct work not complying with the Contract Documents.

1.06 FIELD VERIFICATION

- A. Field-verify existing conditions in accordance with Section 01 31 19 – Field Verification and Existing Conditions.
- B. Notify Architect of discrepancies prior to proceeding with affected Work.

1.07 COORDINATION

- A. Coordinate quality requirements with:
 - 1. Section 01 11 10 – Summary of Work.
 - 2. Section 01 31 00 – Project Management and Coordination.
 - 3. Section 01 45 23 – Testing and Inspection Services.
 - 4. Section 01 50 00 – Temporary Facilities and Controls.

1.08 TESTING AND INSPECTION

- A. Testing and inspections required by the AHJ shall be performed in accordance with Section 01 45 23.
- B. Work that fails to meet quality or code requirements shall be corrected.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 GENERAL

- A. Execute the Work in accordance with the Contract Documents and accepted standards of workmanship.
- B. Do not conceal Work until required inspections are completed.

3.02 CORRECTIVE WORK

- A. Replace or repair Work that does not meet quality requirements.
- B. Re-execute Work that has been rejected due to poor workmanship or nonconformance.

END OF SECTION

SECTION 01 45 23 – TESTING AND INSPECTION SERVICES

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes requirements for testing and inspection services required by applicable codes or the Authority Having Jurisdiction (AHJ).
- B. Applies to testing and inspections necessary to verify compliance of the Work with the Contract Documents.

1.02 PROJECT CONDITIONS

- A. Project consists of limited interior and exterior alterations within an existing commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.03 REGULATORY REQUIREMENTS

- A. Testing and inspections shall comply with the 2022 California Building Code (CBC) and applicable state and local regulations.
- B. Special inspections, if required by the AHJ, shall be performed in accordance with CBC Chapter 17.
- C. Extent of testing and inspection shall be limited to work affected by the alteration.

1.04 RESPONSIBILITIES

- A. Owner shall retain and pay for testing and inspection services required by the AHJ unless noted otherwise.
- B. Contractor shall:
 - 1. Cooperate with testing and inspection agencies.
 - 2. Provide access to the Work.
 - 3. Provide advance notice of Work requiring testing or inspection.
 - 4. Correct Work that fails to comply with requirements.

1.05 COORDINATION

- A. Coordinate testing and inspection activities with:
 - 1. Section 01 11 10 – Summary of Work.
 - 2. Section 01 31 00 – Project Management and Coordination.
 - 3. Section 01 31 19 – Field Verification and Existing Conditions.
 - 4. Section 02 41 19 – Selective Demolition.
- B. Coordinate scheduling to avoid delays to the Work.

1.06 REPORTS

- A. Testing and inspection reports shall be submitted to the Architect, Owner, and AHJ as required.
- B. Reports shall indicate compliance or noncompliance with the Contract Documents.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Notify testing and inspection agencies in advance of Work requiring testing or inspection.
- B. Do not cover or conceal Work requiring inspection until inspection is complete and accepted.

3.02 CORRECTIVE WORK

- A. Correct deficiencies identified by testing or inspection at no additional cost to the Owner.
- B. Retesting or reinspection of corrected Work shall be performed as required.

END OF SECTION

SECTION 01 50 00 – TEMPORARY FACILITIES AND CONTROLS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes requirements for temporary facilities, controls, and protections necessary to perform the Work.
- B. Applies to all construction activities affecting existing construction, occupants, and life-safety systems.

1.02 PROJECT CONDITIONS

- A. Project is a limited-scope alteration within an existing occupied commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.03 COORDINATION

- A. Coordinate temporary facilities and controls with:
 - 1. Section 01 11 10 – Summary of Work.
 - 2. Section 01 31 00 – Project Management and Coordination.
 - 3. Section 01 31 19 – Field Verification and Existing Conditions.
 - 4. Section 02 41 19 – Selective Demolition.
- B. Coordinate sequencing to maintain continuous operation of:
 - 1. Required means of egress.
 - 2. Fire sprinkler, fire alarm, and other life-safety systems.
 - 3. Fire-resistance-rated assemblies.

1.04 REGULATORY REQUIREMENTS

- A. Provide temporary safeguards in accordance with CBC Chapter 33 – Safeguards During Construction.
- B. Comply with applicable state and local regulations.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 TEMPORARY PROTECTION

- A. Protect existing construction, finishes, and systems designated to remain.
- B. Provide dust control, debris containment, and temporary barriers as required.
- C. Protect occupied areas from noise, vibration, dust, and debris where applicable.

3.02 ACCESS AND EGRESS

- A. Maintain required exits, exit access, and exit signage at all times.
- B. Do not obstruct fire department access, exits, or fire protection equipment.
- C. Provide temporary signage and barriers as required to direct occupants safely around construction areas.

3.03 TEMPORARY UTILITIES AND SYSTEMS

- A. Maintain existing utilities and life-safety systems in service unless otherwise approved.
- B. Temporary shutdowns shall be coordinated in advance with the Owner and Architect.
- C. Restore systems promptly after temporary interruptions.

3.04 FIRE-RESISTANCE AND LIFE-SAFETY CONTINUITY

- A. Where construction temporarily disrupts fire-resistance-rated assemblies, provide approved temporary protection.
- B. Restore fire-resistance-rated construction to original rating upon completion of the Work.
- C. Maintain sprinkler coverage and fire alarm functionality during construction.

3.05 CLEANING AND DAMAGE REPAIR

- A. Remove temporary facilities and controls when no longer required.
- B. Repair damage to existing construction caused by temporary installations or lack of protection.

END OF SECTION

SECTION 01 57 23 – SHORING OF EXISTING CONSTRUCTION

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes temporary shoring and bracing required to support existing construction affected by selective demolition and alteration Work.
- B. Shoring is a temporary measure and is not part of permanent construction.
- C. Demolition procedures and sequencing are specified in Section 02 41 19 – Selective Demolition.
- D. General construction procedures and site coordination are specified in Section 01 35 16 – Construction Procedures.

1.2 EXISTING CONDITIONS

- A. Project consists of selective interior and exterior alterations to an existing 2-story, Type VA, fully sprinklered commercial office building.
- B. Verify existing structural conditions prior to demolition or alteration requiring shoring.
- C. Immediately notify Architect of concealed or unforeseen structural conditions.

1.3 CODES AND REGULATORY REQUIREMENTS

- A. Perform shoring in accordance with the 2022 California Building Code, including CBC Chapter 33.
- B. Provide engineering design where required by the Authority Having Jurisdiction.

1.4 SUBMITTALS

- A. Submit shoring plan indicating location, extent, sequence, and duration of shoring relative to demolition Work.
- B. Where required by the Authority Having Jurisdiction, submit calculations and drawings prepared by a California-licensed professional engineer.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Install shoring prior to removal or modification of load-bearing or other support dependent elements as part of selective demolition.
- B. Maintain shoring plumb, stable, and in place until permanent construction is complete and self-supporting.
- C. Do not alter or remove shoring without approval.

3.2 PROTECTION OF EXISTING CONSTRUCTION

- A. Provide shoring sufficient to prevent settlement, movement, or damage to existing construction to remain.
- B. Repair damage resulting from inadequate shoring at no additional cost to Owner.

3.3 REMOVAL

- A. Remove shoring only after permanent Work is completed and approved.
- B. Repair and restore surfaces affected by shoring removal to match adjacent construction.

END OF SECTION

SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing products and materials incorporated into the Work.
- B. Requirements apply to all products specified in the Contract Documents.

1.2 RELATED SECTIONS

- A. Section 01 25 00 Products and Substitutions.
- B. Individual technical Sections specifying products.

1.3 BASIS OF DESIGN

- A. Where products are specified by manufacturer name and model number, such products establish the required quality, performance, appearance, and code compliance criteria.
- B. Named products are specified in accordance with California Public Contract Code §3400 and are not intended to limit competition.
- C. Where required by law, the term “or equal” shall be implied.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 PRODUCT SELECTION

- A. Provide products specified by manufacturer name and model number, or approved equal in accordance with this Section.
- B. Products shall be new and suitable for the intended application and occupancy.

3.2 SUBSTITUTIONS AND “OR EQUAL” PRODUCTS

- A. Substitution requests shall comply with California Public Contract Code §3400.
- B. Requests for substitution or “or equal” products shall:
 - 1. Be submitted in writing prior to bid in accordance with Division 00 requirements.
 - 2. Demonstrate that the proposed product is equal in quality, performance, durability, appearance, functional characteristics, and code compliance, including health care–related requirements where applicable.

3. Include complete technical data, test reports, certifications, and a detailed comparison with the specified product.

C. The Health Care District shall be the sole judge of equality.

D. Substitution requests submitted after bid or after Contract award will not be considered.

3.3 COMPLIANCE AND ENFORCEMENT

A. Approval of a substitution shall not relieve the Contractor of responsibility for full compliance with the Contract Documents.

B. Use of unapproved or nonconforming products shall be grounds for rejection and removal at no additional cost to the Health Care District.

C. Contractor shall bear all costs associated with substitution requests, whether approved or rejected.

END OF SECTION

SECTION 01 70 00 – EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes general requirements governing execution of the Work and Project closeout.
- B. Applies to all Work performed under the Contract.

1.02 PROJECT CONDITIONS

- A. Project is a limited-scope alteration within an existing occupied commercial office building.
- B. Existing building characteristics:
 - 1. Two stories.
 - 2. Type VA construction.
 - 3. Fully sprinklered.
 - 4. Occupancy classification to remain unchanged.

1.03 COORDINATION

- A. Coordinate execution and closeout activities with:
 - 1. Section 01 11 10 – Summary of Work.
 - 2. Section 01 31 00 – Project Management and Coordination.
 - 3. Section 01 31 19 – Field Verification and Existing Conditions.
 - 4. Section 01 35 16 – Construction Procedures.
 - 5. Section 01 45 23 – Testing and Inspection Services.
 - 6. Section 01 50 00 – Temporary Facilities and Controls.
 - 7. Section 01 73 29 – Cutting and Patching.
 - 8. Section 01 74 00 – Cleaning and Waste Management.
 - 9. Section 01 78 00 – Contract Closeout.
- B. Sequence Work to maintain required means of egress, fire protection systems, and life-safety features.

1.04 CODES AND REGULATIONS

- A. Perform execution and closeout activities in accordance with the 2022 California Building Code (CBC) and applicable state and local regulations.
- B. Restore fire-resistance-rated assemblies to their original rating where affected by the Work.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 EXECUTION

- A. Execute the Work in accordance with the Contract Documents and accepted standards of workmanship.
- B. Field-verify existing conditions prior to execution of affected Work.
- C. Protect existing construction and finishes designated to remain.

3.02 ADJUSTING AND CLEANING

- A. Adjust, align, and calibrate installed Work to ensure proper operation.
- B. Clean surfaces exposed to view and remove construction debris.
- C. Repair damage caused by execution of the Work.

3.03 TESTING AND INSPECTIONS

- A. Complete required testing and inspections in accordance with Section 01 45 23.
- B. Correct deficiencies identified by testing or inspection prior to closeout.

3.04 CLOSEOUT

- A. Submit closeout documentation required by Section 01 78 00 and the Contract Documents, including warranties and inspection approvals.
- B. Remove temporary facilities and controls.
- C. Leave the Work in a clean, safe, and code-compliant condition.

END OF SECTION

SECTION 01 73 29 - CUTTING AND PATCHING

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes requirements for cutting, fitting, and patching of existing and new construction required to accommodate the Work.
- B. Cutting and patching are incidental to the Work and shall not redefine the scope of individual trade Sections.
- C. General construction procedures are specified in Section 01 35 16 – Construction Procedures.
- D. Temporary support of existing construction is specified in Section 01 57 23 – Shoring of Existing Conditions.

1.2 EXISTING CONDITIONS

- A. Project consists of limited interior and exterior alterations to an existing 2-story, Type VA, fully sprinklered commercial office building.
- B. Verify existing conditions prior to cutting or patching.
- C. Do not cut or modify structural elements, fire-resistive assemblies, or life safety systems without approval.

1.3 CODES AND STANDARDS

- A. Perform Work in accordance with the 2022 California Building Code and applicable regulations.
- B. Restore fire-resistance-rated construction in accordance with CBC Chapter 7.
- C. Maintain structural integrity and required means of egress during and after cutting and patching operations.

1.4 COORDINATION

- A. Coordinate cutting and patching with Work in affected Sections.
- B. Selective demolition is specified in Section 02 41 19 – Selective Demolition.
- C. Where cutting affects load-bearing elements, coordinate with shoring requirements prior to execution.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 GENERAL

- A. Use methods that minimize damage to existing construction.
- B. Cut existing construction neatly and only to the extent required.

3.2 STRUCTURAL AND FIRE-RATED ASSEMBLIES

- A. Do not cut or penetrate structural members without approved shoring and authorization.
- B. Where fire-resistance-rated assemblies are penetrated or altered:
 - 1. Restore assemblies to original fire-resistance rating in accordance with CBC Chapter 7.
 - 2. Provide materials and methods consistent with tested and approved assemblies.
- C. Seal penetrations through rated assemblies with approved fire-resistive systems.

3.3 PATCHING

- A. Patch openings and damaged surfaces to restore construction to original condition or to condition required for new Work.
- B. Match adjacent materials, finishes, textures, and profiles.
- C. Restore weather-resistant barriers and exterior finishes at exterior alterations.

3.4 PROTECTION AND REPAIR

- A. Protect existing construction to remain during cutting and patching operations in accordance with Section 01 35 16.
- B. Repair damage caused by cutting and patching at no additional cost to Owner.

END OF SECTION

SECTION 01 74 00 - CLEANING AND WASTE MANAGEMENT

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for cleaning and waste management during construction and at completion of the Work.
- B. Requirements apply to limited interior and exterior alteration Work.

1.2 EXISTING CONDITIONS

- A. Project consists of limited alterations to an existing 2-story, Type VA, fully sprinklered commercial office building.
- B. Building will be vacant during the construction period.
- C. Maintain building and site in a safe, orderly condition throughout the Work.

1.3 REGULATORY REQUIREMENTS

- A. Comply with applicable local, state, and federal regulations governing waste disposal and recycling.
- B. Comply with 2022 California Green Building Standards Code (CALGreen), Tier 1, unless higher requirements are indicated.
- C. Comply with City of San Carlos, California, construction and demolition waste recycling and documentation requirements.
- D. Do not dispose of waste on site by burning or burial.

1.4 CONSTRUCTION WASTE DIVERSION REQUIREMENTS

- A. Divert a minimum of 65 percent of nonhazardous construction and demolition waste from landfill disposal through recycling or salvage, unless a higher percentage is required by the Authority Having Jurisdiction.
- B. Provide separation of recyclable materials where feasible, including but not limited to:
 - 1. Concrete and masonry.
 - 2. Metals.
 - 3. Clean wood.
 - 4. Cardboard and paper.
- C. Maintain records of waste hauling, recycling, and disposal as required by the City of San Carlos.

1.5 COORDINATION

- A. Coordinate cleaning and waste management procedures with Section 01 35 16 – Construction Procedures.
 - B. Selective demolition debris handling is specified in Section 02 41 19 – Selective Demolition.
 - C. Location and installation of temporary waste containers are specified in Section 01 50 00 – Temporary Facilities and Controls.
-

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 DURING CONSTRUCTION

- A. Maintain Work areas free of excessive debris and hazardous accumulations.
- B. Collect, separate, and remove waste materials regularly.
- C. Protect existing construction to remain from damage, staining, or obstruction caused by waste handling operations.

3.2 WASTE MANAGEMENT PROCEDURES

- A. Use approved recycling and disposal facilities in compliance with local requirements.
- B. Prevent migration of dust and debris to adjacent properties, public rights-of-way, and storm drainage systems.
- C. Coordinate waste removal frequency to prevent overflow or unsafe conditions.

3.3 FINAL CLEANING

- A. Upon completion of the Work, remove remaining debris, tools, equipment, and temporary waste containers.
 - B. Inspect all work for improper installation or damage and correct all unsatisfactory conditions.
 - C. Schedule final cleaning to enable Owner to accept a completely clean Project:
 - 1. Final cleaning will be comparable to that provided by professional, skilled cleaners using commercial grade cleaning materials.
 - 2. Cleaning materials will be used with care and will be compatible with building materials and finishes.
-

SEQUOIA HEALTH CARE DISTRICT- OFFICE ALTERATIONS

3. Final cleaning will include removal of scraps or waste in landscaped areas and thorough cleaning of walkways, desks, paved areas and public paved areas adjacent to the site.
4. Exterior of building: Inspect exterior surfaces and remove all waste materials, paint droppings, spots, stains or dirt.
5. Interior of building: Inspect interior surfaces and remove all waste materials, paint droppings, spots, stains or dirt.
6. Glass: Clean inside and outside so there are no spots or dirt, and no smudges or streaks remain from the cleaning process.
7. Operating hardware must perform smoothly.
8. Repair or replace any defective work so that repair work is undetectable.
9. Redo repairs if work is still defective, as directed by the Architect.
10. Clean the work area and remove all scrap and excess materials from the site.

D. Repair damage to existing construction resulting from cleaning or waste removal operations.

END OF SECTION

01 78 00 -- CONTRACT CLOSEOUT

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for Contract closeout.
- B. Closeout requirements apply to limited interior and exterior alteration Work defined in the Drawings and Specifications.

1.2 CLOSEOUT SUBMITTALS

- A. Final application for payment.
- B. Executed releases of liens and claims.
- C. Record documents indicating changes to the Work in accordance with Section 01 78 39.
- D. Operation and maintenance data for systems affected by the Work, if applicable.
- E. Warranties and guarantees required by the Contract Documents and Section 01 78 36.
- F. Final inspection approvals and sign-offs from the City of San Carlos and other Authorities Having Jurisdiction.

1.3 REGULATORY REQUIREMENTS

- A. Complete Work in compliance with the 2022 California Building Code and applicable regulations.
- B. Obtain all required final inspections, approvals, and permit sign-offs from the City of San Carlos prior to final acceptance.
- C. Provide documentation required by the City of San Carlos, including but not limited to:
 - 1. Final building inspection approval.
 - 2. Final fire department approval, where applicable.
 - 3. Completion of required construction and demolition waste recycling documentation.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 SUBSTANTIAL COMPLETION

- A. Submit written request for Substantial Completion when the Work is sufficiently complete for its intended use.
- B. Architect will perform inspection and prepare punch list of items to be completed or corrected.

3.2 FINAL COMPLETION

- A. Complete punch list items promptly.
- B. Remove temporary facilities and construction debris in accordance with Section 01 74 00.
- C. Submit all closeout submittals, certifications, and City of San Carlos documentation.

3.3 FINAL ACCEPTANCE

- A. Final acceptance will be granted upon:
 - 1. Completion of the Work.
 - 2. Receipt of required closeout documents.
 - 3. Approval and final permit sign-off by the City of San Carlos.
- B. Final payment will be processed in accordance with the terms of the Contract for Construction.

END OF SECTION

SECTION 01 78 36 - WARRANTIES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for warranties required by the Contract Documents.
- B. Warranties are a required component of Contract Closeout in accordance with Section 01 78 00 – Contract Closeout.

1.2 DEFINITIONS

- A. Special Warranty: Written warranty required by the Contract Documents, executed by manufacturer, installer, or Contractor, agreeing to repair or replace Work that fails within the specified warranty period.
- B. Warranty Period: Time period during which warranty obligations are in effect, commencing as specified herein.

1.3 WARRANTY REQUIREMENTS

- A. The Contractor shall correct defective Work and warrant the Work against defects in materials and workmanship for a period of one (1) year from the date of Substantial Completion.
- B. Warranties shall be in addition to, and not a limitation of, other rights the Owner may have under the Contract or applicable law.
- C. The Contractor shall transfer warranties required by individual Specification Sections to the Owner.
- D. Warranties shall be executed in favor of the Owner / Health Care District.

1.4 WARRANTY PERIOD COMMENCEMENT

- A. Unless otherwise indicated, warranty periods shall commence on the date of Substantial Completion as established under Section 01 78 00.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 WARRANTY PREPARATION

- A. Prepare warranties using manufacturer’s or installer’s standard forms, unless a specific form is required by the Owner.
- B. Clearly identify:
 - 1. Project name and location.
 - 2. Date of Substantial Completion.
 - 3. Warranted Work and warranty period.
 - 4. Owner contact information for warranty service.

3.2 WARRANTY SUBMITTAL

- A. Submit warranties as part of Contract Closeout in accordance with Section 01 78 00.
- B. Warranties shall be submitted prior to Final Completion and as a condition precedent to final payment.

3.3 WARRANTY OBLIGATIONS

- A. Upon notification by Owner, promptly repair or replace defective Work covered by warranty at no additional cost to Owner.
- B. Corrected or replaced Work shall be warranted for the remainder of the original warranty period.

3.4 FINAL ACCEPTANCE

- A. Acceptance of warranties does not relieve Contractor of responsibility for correcting deficiencies identified prior to Substantial Completion.
- B. Warranty enforcement shall be in accordance with the Contract and applicable public contracting requirements.

END OF SECTION

SECTION 01 78 39 - PROJECT RECORD DOCUMENTS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes requirements for preparation, maintenance, and submission of Project Record Documents.
- B. Project Record Documents are a required component of Contract Closeout in accordance with Section 01 78 00 – Contract Closeout.

1.2 DESCRIPTION

- A. Project Record Documents consist of Contract Drawings and Specifications marked to accurately reflect Work as constructed.
- B. Record Documents are intended to document changes and conditions existing at time of Substantial Completion.

1.3 RESPONSIBILITY

- A. Contractor shall maintain, update, and submit Project Record Documents.
- B. Maintain Record Documents current throughout construction.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.1 RECORD DOCUMENT MAINTENANCE

- A. Maintain one complete set of Contract Drawings and Specifications at the Project site for record purposes.
- B. Record the following as the Work progresses:
 - 1. Changes made by Change Orders and Construction Change Directives.
 - 2. Field modifications and deviations from the Contract Documents.
 - 3. Actual locations of walls, doors, openings, and systems affected by the Work.
 - 4. `Concealed conditions discovered during construction.

3.2 RECORDING METHODS

- A. Mark documents legibly and accurately.
- B. Identify revisions by date and description.
- C. Do not obscure original Contract Document information.

3.3 SUBMITTAL FOR CLOSEOUT

- A. Submit completed Project Record Documents in accordance with Section 01 78 00 – Contract Closeout.
- B. Submission of acceptable Record Documents is a condition precedent to Final Completion and final payment.

3.4 FINAL REVIEW

- A. Architect will review Record Documents for completeness and clarity.
- B. Correct deficiencies prior to Final Acceptance.

END OF SECTION

SECTION 02 41 19 – SELECTIVE DEMOLITION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes selective demolition of existing construction as required for the Work.
- B. Demolition includes limited interior and exterior removal of finishes, partitions, doors, windows, and associated components indicated on the Drawings.
- C. Work includes protection of adjacent construction to remain and coordination with patching and new work.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. CBC Chapter 7 – Fire and Smoke Protection Features.
- C. CBC Chapter 33 – Safeguards During Construction.

1.03 COORDINATION

- A. Coordinate demolition activities with Division 01 – Temporary Facilities and Controls for protection of existing construction, occupants, and adjacent property.
- B. Coordinate with Division 01 – Field Verification and Existing Conditions prior to commencement of demolition.
- C. Sequence demolition to minimize disruption to building operations and life-safety systems.

1.04 FIELD VERIFICATION

- A. Prior to demolition, field-verify existing conditions and limits of work in accordance with Division 01 – Field Verification and Existing Conditions.
- B. Notify Architect of discrepancies between existing conditions and the Drawings prior to proceeding.

1.05 HAZARDOUS MATERIALS

- A. This Project is not intended to include removal of asbestos-containing materials, lead-based paint, PCBs, or other hazardous materials regulated by federal, state, or local authorities.
- B. If suspected hazardous materials are encountered, stop work in the affected area and notify the Owner and Architect.
- C. Removal of hazardous materials, if required, shall be performed under a separate contract in accordance with applicable regulations.

1.06 PROTECTION

- A. Protect existing construction, utilities, and finishes designated to remain.
- B. Provide temporary protection as required, coordinated with Division 01 – Temporary Facilities and Controls.
- C. Maintain existing egress paths, fire protection systems, and life-safety features in service unless otherwise approved by the Authority Having Jurisdiction.

1.07 FIRE-RESISTANCE RESTORATION

- A. Where selective demolition penetrates or damages fire-resistance-rated assemblies, restore assemblies to their original fire-resistance rating in accordance with the 2022 CBC.
- B. Fire-resistance restoration shall be completed using materials and systems tested and listed for the required rating.
- C. Temporary openings in rated assemblies shall be protected during construction as required by CBC Chapter 33.
- D. Fire-resistance restoration work shall be coordinated with applicable Sections including gypsum board, firestopping, joint sealants, and finishes.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions and limits of demolition prior to commencement.
- B. Confirm location of utilities, fire-resistance-rated construction, and life-safety systems affected by demolition.
- C. Notify Architect of unforeseen conditions or conflicts prior to proceeding.

3.02 SELECTIVE DEMOLITION

- A. Perform demolition in a controlled manner to avoid damage to adjacent construction.
- B. Remove only those items indicated on the Drawings to be removed.
- C. Do not disturb construction designated to remain.
- D. Cap, seal, or protect exposed utilities as required.

3.03 PATCHING AND RESTORATION

- A. Patch and repair surfaces affected by demolition to receive new work.
- B. Restore fire-resistance-rated assemblies in accordance with Article 1.07.
- C. Coordinate patching and restoration with applicable finish Sections.

3.04 DISPOSAL

- A. Remove demolished materials from the site promptly.
- B. Dispose of materials in accordance with applicable regulations.

END OF SECTION

SECTION 05 52 13 – PIPE AND TUBE RAILINGS

PART 1 – GENERAL

1. SUMMARY

- A. Modify and upgrade existing exterior metal handrails and guards at stairs to comply with current code requirements.
- B. Work includes alteration, fabrication of new components, anchorage, finishing, and protection.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. CBC Chapter 10 – Means of Egress
- D. CBC Chapter 16 – Structural Design
- E. ASTM A500 – Cold-Formed Welded and Seamless Carbon Steel Structural Tubing
- F. ASTM A36 – Carbon Structural Steel
- G. ASTM A123 – Zinc (Hot-Dip Galvanized) Coatings (where applicable)

3. SUBMITTALS

- A. Shop drawings showing existing and proposed handrail/guard configuration, heights, extensions, clearances, and anchorage.
- B. Product data for finishes and coatings.
- C. Welding procedures and certifications.

4. QUALITY ASSURANCE

- A. Fabricator and installer shall have minimum 3 years' experience with exterior metal railings.
- B. Welding shall be performed by certified welders in accordance with AWS standards.

PART 2 – PRODUCTS

1. MATERIALS

- A. Handrails and guards:
 - 1. Steel pipe, tubing, or bars complying with ASTM A500 or ASTM A36.

B. Fasteners and anchors:

1. Stainless steel or hot-dip galvanized, suitable for exterior exposure.

2. HANDRAIL REQUIREMENTS

- A. Height: 34 to 38 inches measured vertically from stair nosing.
- B. Graspability: Circular cross-section with outside diameter 1-1/4 to 2 inches, or equivalent per CBC 11B
- C. Clearance: Minimum 1-1/2 inches between handrail and adjacent wall or guard.
- D. Extensions: Continuous across landings and extend at top and bottom per CBC Chapter 11B.

1. GUARD REQUIREMENTS

- A. Guard height: 42 inches where required by CBC.
- B. Openings: Prevent passage of a 4-inch diameter sphere through guard or 6-inch diameter sphere between bottom of guard and treads, where applicable.
- C. Design loads: Comply with CBC Chapter 16 and ASCE 7.

1. FINISHES

- A. Exterior-grade corrosion-resistant finish: Hot-dip galvanizing, shop-applied primer and paint system, or powder coating.
- B. Finish color as selected by Architect.

2. PERFORMANCE REQUIREMENTS

- A. Handrails and guards shall withstand code-required loads without permanent deformation.
- B. Surfaces shall be smooth, free of sharp edges, and suitable for continuous hand contact.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing railings, stair geometry, and substrates.
- B. Identify and report conditions requiring repair prior to modifications.

2. INSTALLATION

- A. Modify existing railings and install new components to comply with CBC Chapter 11B.

- B. Securely anchor to existing structure without reducing stair width or required clearances.
- C. Provide smooth transitions at splices and terminations.

3. ACCESSIBILITY COMPLIANCE

- A. Verify handrails are:
 - 1. Continuous along the full length of stair runs.
 - 2. Free of obstructions.
 - 3. Installed at consistent heights and clearances per CBC 11B.

4. CLEANING AND PROTECTION

- A. Clean exposed metal surfaces.
- B. Touch up damaged coatings.
- C. Protect completed work until Substantial Completion.

END OF SECTION

SECTION 06 48 16 – INTERIOR WOOD DOOR FRAMES

PART 1 – GENERAL

1. SUMMARY

- A. Provide interior non-rated wood door frames for new or modified door openings.
- B. Work includes fabrication, delivery, installation, finishing coordination, and protection.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. AWI / WI Architectural Woodwork Standards (AWS), Current Edition
- C. ANSI A208.1 – Particleboard (where applicable)
- D. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Product data indicating frame construction, profiles, species, and finishes.
- B. Shop drawings for custom frames or non-standard openings.
- C. Finish samples where exposed.

4. QUALITY ASSURANCE

- A. Fabricator and installer shall have minimum 3 years' experience with commercial wood door frames.
- B. Frames shall be fabricated and installed in accordance with AWI Custom Grade standards unless noted otherwise.

PART 2 – PRODUCTS

1. MATERIALS

- A. Solid wood or veneered wood door frames.
- B. Wood species: As selected by Architect.
- C. Moisture content at installation: 6 to 10 percent.

2. FRAME CONSTRUCTION

- A. Frame type:
 - 1. Applied frames.

B. Jamb depth:

1. Sized to suit wall construction.

C. Corners:

1. Factory-mitered or mortise-and-tenon joints.

3. PERFORMANCE REQUIREMENTS

A. Frames shall be square, true, and rigid.

B. Provide blocking or reinforcement as required for hardware installation.

4. FINISH

A. Factory or field-applied paint or clear finish as specified.

B. Flame spread and smoke development shall comply with CBC requirements when tested per ASTM E84.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify rough opening sizes and wall construction prior to installation.

B. Verify compatibility with door leafs and hardware.

2. INSTALLATION

A. Install frames plumb, level, square, and securely anchored to framing.

B. Maintain uniform clearances between frame and door leaf.

C. Allow for building movement and wood expansion.

3. COORDINATION

A. Coordinate with:

1. Flush Wood doors Section 08 14 16.
2. Door hardware Section 08 71 00.
3. Painting Sections 09 91 13 and 09 91 23, as appropriate.

4. CLEANING AND PROTECTION

A. Clean frames after installation.

B. Protect frames from damage until Substantial Completion.

END OF SECTION

SECTION 06 20 00 - FINISH CARPENTRY

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes finish carpentry Work not defined as custom cabinetry, including:
 - 1. Miscellaneous wood trim and wood blocking.
 - 2. Nailers, backing, and grounds required for attachment of finish Work.
- B. Custom fabricated cabinetry, casework, and integrated millwork are specified in Section 06 41 16 – Plastic Laminate-Clad Architectural Cabinets.

1.2 RELATED SECTIONS

- A. Section 01 31 19 – Existing Conditions.
- B. Section 01 73 29 – Cutting and Patching.
- C. Section 06 41 16 – Plastic Laminate-Clad Architectural Cabinets.
- D. Section 06 46 00 – Wood Trim.
- E. Section 09 91 13 – Exterior Painting.
- F. Section 09 91 23 – Interior Painting.

1.3 CODES AND REGULATORY REQUIREMENTS

- A. Comply with the 2022 California Building Code and applicable local regulations.
- B. Provide fire-retardant-treated wood where required by code or indicated.
- C. Where installed within fire-resistance-rated assemblies, maintain required ratings.

1.4 SUBMITTALS

- A. Product data for finish carpentry materials when requested.

PART 2 – PRODUCTS

2.1 MATERIALS

- A. Lumber: Kiln-dried, premium grade suitable for exposed finish use.
- B. Trim and Moldings: Profiles and species as indicated; free of defects visible in finished Work.

- C. Blocking and Backing: Dimensioned lumber or plywood suitable for attachment of finish carpentry and cabinetry.
- D. Fasteners: Appropriate for substrates and conditions; concealed where exposed fasteners would be objectionable.

2.2 EXCLUSIONS

- A. Fabricated cabinets, casework, drawer systems, and factory-finished millwork components are specified in Section 06 41 16.
- B. Countertops are specified in Section 12 36 61.
- C. Shelving systems are specified in Section 10 57 23.16.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Verify substrates are properly prepared and suitable for finish carpentry installation.
- B. Coordinate locations of blocking and backing with requirements of Section 06 41 16.
- C. Do not proceed until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install finish carpentry plumb, level, square, and true to line.
- B. Secure materials to allow for expansion and contraction.
- C. Fit trim accurately at joints, corners, and intersections with cabinetry, walls, ceilings, and floors.
- D. Coordinate trim interfaces with custom cabinetry to ensure clean alignments and consistent reveals.

3.3 FIELD QUALITY CONTROL

- A. Replace or repair finish carpentry with defects in material or workmanship.
- B. Repair adjacent surfaces damaged during installation.

3.4 CLEANING

- A. Remove debris resulting from finish carpentry Work.
- B. Leave finished surfaces clean and ready for finishing or occupancy.

END OF SECTION

SECTION 06 41 16 – PLASTIC LAMINATE-CLAD ARCHITECTURAL CABINETS

PART 1 – GENERAL

1. SUMMARY

- A. Provide custom-fabricated architectural wood casework with plastic laminate finishes and flush overlay doors and drawers.
- B. Locations include Staff Room and Board Room.
- C. Includes cabinet boxes, doors, drawers, shelving, hardware, toe kicks, fillers, scribes, and related accessories.
- D. Coordination with Specialty Shelving:
 - 1. Plastic laminate-clad closet and utility shelving is specified in Section 10 57 23.16 – PLASTIC LAMINATE-CLAD CLOSET AND UTILITY SHELVING.
 - 2. Materials, substrate thicknesses, laminate finishes, edge treatments, workmanship, and performance criteria for shelving specified in Section 10 57 23.16 shall be coordinated with and equal to those specified for custom plastic laminate-clad architectural cabinets in this Section, unless noted otherwise.
 - 3. Where conflicts occur, the quality and performance requirements of this Section shall govern.
- E. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. AWI / WI Architectural Woodwork Standards (AWS), Current Edition
 - 1. Section 300 – Casework
 - 2. Custom Grade
- C. NEMA LD 3 – High-Pressure Decorative Laminates
- D. ANSI A208.1 – Particleboard
- E. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Shop drawings indicating cabinet layout, dimensions, materials, construction methods, hardware, and installation details.
- B. Finish samples for laminate, edge banding, and exposed surfaces.

C. AWI Custom Grade Compliance Statement, signed by fabricator, certifying work conforms to AWS requirements.

D. Maintenance data.

4. QUALITY ASSURANCE

A. Fabricator shall have a minimum of 5 years' experience producing custom commercial casework.

B. Casework shall comply with AWI Custom Grade tolerances, materials, and workmanship.

PART 2 – PRODUCTS

1. FABRICATOR

A. Custom architectural woodwork shop experienced in AWI Custom Grade commercial casework.

B. Subject to Architect approval.

2. CASEWORK CONSTRUCTION (AWI CUSTOM GRADE)

A. General: Fabricate casework in accordance with AWS Section 300 – Casework, Custom Grade.

B. Cabinet boxes:

1. Minimum 3/4-inch industrial-grade particleboard or MDF.
2. Laminated exterior and interior surfaces.

C. Joinery:

1. Mechanical fasteners with adhesive.
2. Doweled, confirmat screw, or equivalent construction per AWS.

D. Shelving:

1. Minimum 3/4-inch thick, adjustable.
2. Shelf deflection shall not exceed L/180 under design load per AWS Custom Grade.

E. Doors and drawers:

1. Flush overlay construction.
2. Square, true, and free of warp.

3. FINISHES

A. Plastic laminate:

1. High-pressure decorative laminate complying with NEMA LD 3.
2. Uniform color and texture within accepted AWI tolerances.
3. Plastic Laminate selections as indicated on Finish Schedule/ Sheet INT 0.

B. Edge treatment:

1. Matching PVC or ABS edge banding, minimum 1 mm thick.
2. Edges shall be tight, smooth, and fully bonded.

C. Interior finish:

1. White laminate unless noted otherwise.

4. HARDWARE (AWI CUSTOM GRADE)

A. Hinges:

1. Concealed, adjustable, self-closing.
2. Minimum 110-degree opening.

B. Drawer slides:

1. Full-extension, ball-bearing type.
2. Rated for commercial duty.

C. Pulls:

1. 'Modern Steel Pull 205' by Richelieu.
2. Matte Chrome.

D. Locks:

1. Surface lock: '1157' by Hafele.
2. Interior catch: 'EC-2-26D' by Olympus Lock.

E. Hardware installation shall meet AWS alignment, reveal, and operation criteria.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify field conditions, substrates, and dimensions prior to fabrication.
- B. Do not proceed until conditions comply with AWS installation requirements.

2. INSTALLATION (AWI CUSTOM GRADE)

- A. Install casework plumb, level, square, and securely anchored to structure.
- B. Install to AWS Custom Grade tolerances for alignment, reveals, and joint spacing.
- C. Provide fillers, scribes, and trim for tight joints at walls, floors, and adjacent construction.
- D. Coordinate installation with countertops, appliances, plumbing, and electrical work.

3. ACCESSIBILITY

- A. Where cabinetry includes required accessible storage or work surfaces, comply with CBC Chapter 11B, including:
1. Reach range requirements.
 2. Clear floor space.
 3. Operable parts usable without tight grasping, pinching, or twisting.

4. CLEANING AND PROTECTION

- A. Clean casework and hardware upon completion.
- B. Protect installed cabinetry from damage until Substantial Completion.

END OF SECTION

SECTION 06 46 00 – WOOD TRIM

PART 1 – GENERAL

1. SUMMARY

A. Provide interior wood trim including, but not limited to:

1. Door and window casings
2. Base moldings
3. Crown moldings
4. Stops
5. Sills, stools, and aprons

B. Work includes matching existing profiles, fabrication, delivery, installation, finishing coordination, and protection.

2. RELATED SECTIONS

A. Section 01 31 19 – Existing Conditions.

B. Section 01 73 29 – Cutting and Patching.

C. Section 06 46 00 – Wood Trim.

D. Section 09 91 23 – Interior Painting.

3. REFERENCES

A. California Building Code (CBC), 2022 Edition

B. AWI / WI Architectural Woodwork Standards (AWS), Current Edition

C. ANSI A208.1 – Particleboard (where applicable)

D. ASTM E84 – Surface Burning Characteristics of Building Materials

4. SUBMITTALS

A. Product data for trim profiles, wood species, and finishes.

B. Shop drawings or profile details where custom trim is required.

C. Finish samples, where exposed.

D. Installation instructions.

5. QUALITY ASSURANCE

- A. Fabricator and installer shall have minimum 3 years' experience with commercial interior wood trim.
 - B. Workmanship shall comply with AWI Custom Grade standards unless noted otherwise.
-

PART 2 – PRODUCTS

1. MATERIALS

- A. Solid or finger-jointed wood, kiln-dried, free of defects.
- B. Species: Match existing.
- C. Moisture content at installation: 6 to 10 percent.

2. FABRICATION

- A. Profiles:
 - 1. Match existing trim where indicated.
 - 2. Custom profiles if required to match existing profiles.
- B. Joints:
 - 1. Tight-fitting, neatly mitered or coped.
- C. Back-priming:
 - 1. Provide back-priming for trim at exterior walls or moisture-prone areas.

3. FINISH

- A. Factory or field-applied paint or clear finish as specified.
- B. Exposed surfaces shall be smooth and uniform.
- C. Flame spread and smoke development shall comply with CBC requirements when tested per ASTM E84.

4. PERFORMANCE REQUIREMENTS

- A. Trim shall be installed to allow for natural wood movement.
- B. Provide materials suitable for interior non-load-bearing applications.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify substrates, framing, and opening dimensions prior to installation.
- B. Verify compatibility with adjacent finishes.

2. INSTALLATION

- A. Install trim plumb, level, and true to line.
- B. Secure trim with concealed fasteners where possible.
- C. Provide scribed joints at walls and floors for tight fit.

3. COORDINATION

- A. Coordinate trim installation with:
 - 1. Doors and frames (Division 08)
 - 2. Windows and glazing (Division 08)
 - 3. Painting and finishing (Division 09)

4. CLEANING AND PROTECTION

- A. Clean trim surfaces after installation.
- B. Protect installed trim from damage until Substantial Completion.

END OF SECTION

SECTION 07 84 13 – PENETRATION FIRESTOPPING

PART 1 – GENERAL

1. SUMMARY

- A. Provide firestopping for penetrations through existing 1-hour fire-resistance-rated wood-framed floor assemblies.
- B. Work includes firestopping materials, installation, and restoration required to maintain fire-resistance rating and smoke-resistance integrity.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
 - 1. Chapter 7 – Fire and Smoke Protection Features
- B. ASTM E814 / UL 1479 – Fire Tests of Through-Penetration Firestops
- C. ASTM E84 – Surface Burning Characteristics of Building Materials
- D. UL Fire Resistance Directory – Firestop Systems

3. SUBMITTALS

- A. Product data for firestopping materials.
- B. UL-listed or tested firestop system details matching:
 - 1. Penetrating item
 - 2. Penetration size
 - 3. Wood-framed floor assembly
 - 4. Required 1-hour rating
- C. Installer certification documentation, if required by manufacturer.

4. QUALITY ASSURANCE

- A. Firestopping installer shall have minimum 3 years' experience with rated assemblies in commercial construction.
- B. Firestopping shall be installed in accordance with tested and listed systems and manufacturer instructions.

PART 2 – PRODUCTS

1. FIRESTOP SYSTEMS

- A. Firestop materials shall be part of a UL-listed system tested in accordance with ASTM E814 / UL 1479.
- B. Systems shall provide a minimum 1-hour fire-resistance rating (F-rating) and T-rating where required by CBC.

2. MATERIALS

- A. Intumescent firestop sealants
- B. Firestop mortars
- C. Firestop collars or devices
- D. Backing materials as required by listed system
- E. Products shall be compatible with:
 - 1. Wood framing
 - 2. Subfloor sheathing
 - 3. Penetrating items (pipes, conduits, ducts, cables)

3. PERFORMANCE REQUIREMENTS

- A. Firestopping shall:
 - 1. Maintain the fire-resistance rating of the surrounding assembly.
 - 2. Resist passage of flame, smoke, and hot gases.
 - 3. Remain flexible where subject to movement.
- B. Firestop materials exposed to view shall have flame-spread and smoke-developed indices compliant with CBC when tested per ASTM E84.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing assembly configurations, thicknesses, and fire-resistance ratings.
- B. Confirm penetrating items match listed firestop system requirements.

2. INSTALLATION

- A. Install firestopping in strict accordance with approved UL-listed system details.
- B. Fill annular spaces completely and tool sealants as required.
- C. Do not substitute materials or deviate from tested configurations.

3. FIELD QUALITY CONTROL

- A. Inspect completed firestopping for continuity, proper depth, and adhesion.
- B. Repair or replace nonconforming installations.

4. CLEANING AND PROTECTION

- A. Remove excess materials and clean adjacent surfaces.
- B. Protect firestopping from damage until Substantial Completion.

END OF SECTION

**SECTION 07 92 00 – JOINT SEALANTS AND WATERPROOFING COORDINATION
(EXTERIOR ALTERATIONS)**

PART 1 – GENERAL

1. SUMMARY

- A. Coordinate waterproofing, flashing, and sealant work associated with:
 - 1. New exterior doors installed in existing wood-framed walls with cement plaster finish.
 - 2. Modification of existing exterior tile paving installed over an existing waterproof membrane system.
- B. Protect and maintain continuity of existing waterproof membranes:
 - 1. Verify the deck membrane manufacturer.
 - 2. Implement repairs as needed to facilitate the required modifications.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. ASTM C920 – Elastomeric Joint Sealants
- D. ASTM E84 – Surface Burning Characteristics of Building Materials
- E. Manufacturer installation requirements for Westcoat Mer-Ko system

3. SUBMITTALS

- A. Product data for sealants, flashing materials, and membrane repair components.
- B. Installation details indicating waterproofing continuity at:
 - 1. Exterior thresholds at expanded door penetrations.
 - 2. Modified exterior landings
 - 3. Modified exterior walls at expanded door penetrations.
- C. Manufacturer’s written repair procedures for existing waterproof membrane.

4. QUALITY ASSURANCE

- A. Installer shall have minimum 3 years’ experience with exterior waterproofing and sealant work on occupied commercial buildings.
- B. Waterproofing repairs shall be performed in accordance with original membrane manufacturer’s recommendations.

PART 2 – PRODUCTS

1. EXISTING WATERPROOF MEMBRANE

A. Existing system: Mer-Ko waterproof membrane by Westcoat.

1. Notify Architect if existing installation is not as originally specified in 2004.

B. Do not remove or damage membrane except where required for approved modifications.

2. WATERPROOFING REPAIR MATERIALS

A. Membrane repair materials shall be manufacturer-approved and compatible with existing system.

B. Provide primers, reinforcing fabric, and coatings as required to maintain warranty and performance.

3. FLASHING

A. Door sill, jamb, and head flashing:

1. Corrosion-resistant metal or flexible membrane flashing compatible with adjacent materials.

B. Flashing shall integrate with existing weather-resistive barrier and waterproof membrane.

4. SEALANTS

A. Exterior-grade elastomeric sealant complying with ASTM C920, Class 25 minimum.

B. Color as selected by Architect.

5. PERFORMANCE REQUIREMENTS

A. Maintain a continuous, watertight envelope.

B. Prevent moisture intrusion at doors, thresholds, and modified paving.

C. Materials shall be suitable for exterior exposure and compatible with adjacent construction.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify existing wall construction, stucco condition, and waterproof membrane locations.

B. Field-verify existing membrane elevations prior to modifying exterior paving.

2. EXTERIOR DOORS

- A. Provide flashing and sealant at expanded exterior door openings to maintain weather resistance.
- B. Coordinate door threshold elevations with accessible landing requirements per CBC Chapter 11B.
- C. Seal penetrations through cement plaster to prevent moisture intrusion.

3. EXTERIOR LANDING MODIFICATIONS

- A. Modify exterior tile paving without compromising the existing waterproof membrane.
- B. Repair and restore membrane continuity where disturbed.
- C. Coordinate finished elevations, slopes, and transitions to comply with CBC Chapter 11B, including:
 - 1. Stable, firm, slip-resistant surface
 - 2. Compliant slopes and level changes

4. ACCESSIBILITY COMPLIANCE

- A. Ensure waterproofing and finishes do not interfere with:
 - 1. Required clear floor space at exterior doors
 - 2. Accessible route continuity
 - 3. Maximum allowable slopes and cross slopes

5. CLEANING AND PROTECTION

- A. Protect repaired waterproofing and sealant work until fully cured.
- B. Clean adjacent surfaces and remove debris.

END OF SECTION

SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. Section Includes:

1. Standard and custom hollow metal doors and frames.
2. Steel sidelight, borrowed lite and transom frames.
3. Louvers installed in hollow metal doors.
4. Light frames and glazing installed in hollow metal doors.

B. Related Sections:

1. Division 01 General Requirements.
2. Division 08 Section "Sliding Metal Doors".
3. Division 08 Section "Flush Wood Doors".
4. Division 08 Section "Door Hardware".
5. Division 08 Section "Glass Glazing" for glass view panels in hollow metal doors.
6. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames.

C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
9. 10. SDI-113 Standard Practice for Determining the Steady-State Thermal Transmittance of Steel Door & Frame Assemblies.
10. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
11. ASTM C1199 - Standard Test Method for Measuring the Steady-State Thermal Transmittance of Fenestration Systems Using Hot Box Methods

12. ASTM E1423 - Practice for Determining Steady State Thermal Transmittance of Fenestration Systems.
13. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
14. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
15. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
16. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.
17. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
18. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
19. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.
- B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.
- C. Shop Drawings: Include the following:
 1. Elevations of each door design.
 2. Details of doors, including vertical and horizontal edge details and metal thicknesses.
 3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
 4. Locations of reinforcement and preparations for hardware.
 5. Details of anchorages, joints, field splices, and connections.
 6. Details of accessories.
 7. Details of moldings, removable stops, and glazing.
 8. Details of conduit and preparations for power, signal, and control systems.
- D. Samples for Verification:
 1. Samples are only required by request of the Architect and for manufacturers that are not current members of the Steel Door Institute.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.
- B. Quality Standard: In addition to requirements specified, furnish SDI-Certified manufacturer products that comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".

- C. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to UL10C (neutral pressure at 40" above sill) or UL 10C.
 - 1. Oversize Fire-Rated Door Assemblies Construction: For units exceeding sizes of tested assemblies, attach construction label certifying doors are built to standard construction requirements for tested and labeled fire rated door assemblies except for size.
 - 2. Temperature-Rise Limit: Where indicated and at vertical exit enclosures (stairwell openings) and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.
 - 3. Smoke Control Door Assemblies: Comply with NFPA 105.
 - a. Smoke "S" Label: Doors to bear "S" label, and include smoke and draft control gasketing applied to frame and on meeting stiles of pair doors.
- D. Fire-Rated, Borrowed-Light Frame Assemblies: Assemblies complying with NFPA 80 that are listed and labeled, by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257. Provide labeled glazing material.
- E. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section "Pre-Installation Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.
 - 1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

1.6 PROJECT CONDITIONS

- A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

1.7 COORDINATION

- A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
- B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide steel doors and frames from a SDI Certified manufacturer:
 - 1. CECO Door Products (C).
 - 2. Curries Company (CU).
 - 3. Crown Industrial

2.2 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.
- C. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

2.3 HOLLOW METAL DOORS

- A. General: Provide 1-3/4 inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8 and ANSI/NAAMM HMMA 867.
- B. Doors in open Garage on the First Floor shall be treated as specified for Exterior Doors.
- C. Exterior Doors: Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:
 - 1. Design: Flush panel.

2. Core Construction: Manufacturer's standard polystyrene. Where indicated, provide doors fabricated as thermal-rated assemblies with a minimum R-value of 2.8 or better.
3. Core Construction: Manufacturer's thermally enhanced QMax core. Where indicated provide doors fabricated as thermal-rated assemblies with a minimum thermal rating of 0.35 BTU/hr-ft²-F.
4. Level/Model: Level 3 and Physical Performance Level A (Extra Heavy Duty), Minimum 16 gauge (0.053-inch - 1.3-mm) thick steel, Model 2.
5. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
6. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
7. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

D. Interior Doors: Face sheets fabricated of commercial quality cold rolled steel that complies with ASTM A 1008/A 1008M. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:

1. Design: Flush panel.
2. Core Construction: Manufacturer's standard kraft-paper honeycomb, or one-piece polystyrene core, securely bonded to both faces.
 - a. Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated.
3. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.
4. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet.
5. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
6. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

E. Manufacturers Basis of Design:

1. Curries Company (CU) - Polystyrene Core - 707 Series.
2. Curries Company (CU) - QMax Core - 707 Series.

2.4 HOLLOW METAL FRAMES

- A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
- B. Thermal Break Frames: Subject to the same compliance standards and requirements as standard hollow metal frames. Tested for thermal performance in accordance with NFRC 102, and resistance to air infiltration in accordance with NFRC 400. Where indicated provide thermally

broken frame profiles available for use in both masonry and drywall construction. Fabricate with 1/16" positive thermal break and integral vinyl weatherstripping.

- C. Doors in open Garage on the First Floor shall be treated as specified for Exterior Doors.
- D. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.
 - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
 - 2. Frames: Minimum 14 gauge (0.067-inch -1.7-mm) thick steel sheet.
 - 3. Manufacturers Basis of Design:
 - a. Curries Company (CU) - M Series.
 - b. Curries Company (CU) - Mercury 3 Thermal Break TQ Series.
- E. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A 1008/A 1008M.
 - 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
 - 2. Frames: Minimum 16 gauge (0.053-inch -1.3-mm) thick steel sheet.
 - 3. Manufacturers Basis of Design:
 - a. Curries Company (CU) - M Series.
- F. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.
- G. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

2.5 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
 - 2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
 - 3. Compression Type for Drywall Slip-on (Knock-Down) Frames: Adjustable compression anchors.
- B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
- C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.6 LOUVERS

- A. Metal Louvers: Unless otherwise indicated provide louvers to meet the following requirements.
 - 1. Blade Type: Vision proof inverted V or inverted Y.

2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.
- B. Louvers for Fire Rated Doors: Metal louvers with fusible link and closing device, listed and labeled for use in doors with fire protection rating of 1-1/2 hours and less.
1. Manufacturers: Subject to compliance with requirements, provide louvers to meet rating indicated.
 2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.

2.7 LIGHT OPENINGS AND GLAZING

- A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator's shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.
- B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.
- C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.
- D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.

2.8 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.9 FABRICATION

- A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
- B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
- C. Doors in open Garage on the First Floor shall be treated as specified for Exterior Doors.

D. Hollow Metal Doors:

1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.
2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.
3. Astragals: Provide overlapping astragals as noted in door hardware sets in Division 08 Section "Door Hardware" on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted.
4. Continuous Hinge Reinforcement: Provide welded continuous 12 gauge strap for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".

E. Hollow Metal Frames:

1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.
 - a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.
3. Sidelight and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
4. High Frequency Hinge Reinforcement: Provide high frequency hinge reinforcements at door openings 48-inches and wider with mortise butt type hinges at top hinge locations.
5. Continuous Hinge Reinforcement: Provide welded continuous 12 gauge straps for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".
6. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
7. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.
8. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
9. Jamb Anchors: Provide number and spacing of anchors as follows:
 - a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches on-center and as follows:
 - i. Two anchors per jamb up to 60 inches high.
 - ii. Three anchors per jamb from 60 to 90 inches high.
 - iii. Four anchors per jamb from 90 to 120 inches high.
 - iv. Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.

- b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
 - i. Three anchors per jamb up to 60 inches high.
 - ii. Four anchors per jamb from 60 to 90 inches high.
 - iii. Five anchors per jamb from 90 to 96 inches high.
 - iv. Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
 - v. Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.
 - 10. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
 - 11. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.
- F. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."
- 1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.
 - 2. Reinforce doors and frames to receive non-template, mortised and surface mounted door hardware.
 - 3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.
 - 4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 26 Sections.

2.10 STEEL FINISHES

- A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.
- C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.
- E. Verify tolerances against manufacturers installations instructions for tornado and hurricane storm shelter openings.

3.3 INSTALLATION

- A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.
- B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.
 - 1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
 - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
 - 3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.
 - 4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.
- C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.
 - 1. Non-Fire-Rated Standard Steel Doors:
 - a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.
 - b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
 - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
 - d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.
 - 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- D. Field Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

3.4 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow metal work immediately after installation.
- C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

3.5 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections “Contract Closeout”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 - 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments. Include images and video recordings as needed for clear and unambiguous documentation.

END OF SECTION 08 11 13

SECTION 08 13 73 – SLIDING METAL DOORS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes manual bi-pass sliding metal doors for storage room openings.
- B. Doors are installed in new walls at the First Floor open covered garage.
- C. Work includes door panels, tracks, guides, hangers, anchors, and required accessories.
- D. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and 'or-equal' products shall comply with Section 01 25 00.
- E. Hollow metal doors are specified in Section 08 11 13 - Hollow Metal Doors and Frames.
- F. Door hardware is specified in Section 08 71 00 – Door Hardware.
- G. Wall framing and gypsum board substrates are specified in Section 09 29 00 – Gypsum Board.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. ASTM A653 – Steel Sheet, Zinc-Coated (Galvanized).
- C. ASTM A1008 – Steel, Sheet, Cold-Rolled.

1.03 SUBMITTALS

- A. Product data for sliding metal door assemblies and track systems.
- B. Hardware data for sliding door operation, coordinated with Section 08 71 00.
- C. Installation instructions.

1.04 QUALITY ASSURANCE

- A. Manufacturer shall regularly produce commercial sliding metal door systems.
- B. Installer shall be experienced with similar garage and storage applications.

1.05 REGULATORY REQUIREMENTS

- A. Doors are non-fire-rated, non-egress, and intended for storage room use only, unless noted otherwise on the Drawings.
- B. Doors shall comply with applicable provisions of the 2022 CBC for interior doors serving non-habitable garage spaces.

- C. Accessibility requirements apply only where doors are located on an accessible route, if any.
-

PART 2 – PRODUCTS

2.01 BASIS OF DESIGN

- A. Basis of Design Manufacturer:
Crown Industrial Supply, South San Francisco, California.
Quote # 4056321 dated 1/26/2026
650.952 5150
website: www.Crown-Industrial.com
email: sales@crowndustrial.com

2.02 SLIDING METAL DOOR ASSEMBLIES

- A. Door Type: Manual bi-pass sliding metal doors.
- B. Door Panels:
1. Material: Cold-rolled or galvanized steel sheet.
 2. Minimum Thickness: 20 gauge, unless otherwise indicated.
 3. Construction: Flush or lightly ribbed panels suitable for interior garage environments.
- C. Track and Hardware:
1. Overhead-mounted steel track system designed for bi-pass operation.
 2. Steel hangers and rollers rated for door weight.
 3. Bottom guides to prevent sway.
 4. Hardware shall be compatible with and coordinated under Section 08 71 00 – Door Hardware.
- D. Finish:
1. Factory-primed steel, minimum.
 2. Field-paint exposed surfaces where required, coordinated with Section 09 91 23.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimensions, wall framing, and substrates prior to installation.
- B. Verify walls are framed and sheathed in accordance with Section 09 29 00 – Gypsum Board and capable of supporting door loads.
- C. Do not proceed with installation until unsatisfactory conditions are corrected.

3.02 INSTALLATION

- A. Install doors and track systems in accordance with manufacturer's written instructions.
- B. Install tracks plumb and level to ensure smooth bi-pass operation.
- C. Coordinate installation with:
 - 1. Section 08 71 00 – Door Hardware for locks, pulls, guides, and accessories.
 - 2. Section 09 29 00 – Gypsum Board for wall construction, backing, and finishes.
- D. Adjust doors for smooth, quiet operation and proper alignment.

3.03 PROTECTION AND CLEANING

- A. Protect installed doors from damage until Substantial Completion.
- B. Clean exposed surfaces and remove labels and debris.

END OF SECTION

SECTION 08 14 16 – FLUSH WOOD DOORS

PART 1 – GENERAL

1. SUMMARY

- A. Provide flush wood doors for interior use, including:
 - 1. Removal, refurbishment, and reinstallation of existing flush wood doors at new openings.
 - 2. New flush wood doors if required due to deficiency in serviceable existing door stock.
- B. Work includes fabrication, delivery, modification, installation, and protection.
- C. Door accessibility compliance is achieved through the combined requirements of Section 08 14 16 – Flush Wood Doors and Section 08 71 00 – Door Hardware. Where conflicts occur, CBC Chapter 11B accessibility requirements shall govern.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition.
 - 1. Chapter 11B – Accessibility to Public Buildings.
- B. AWI / WI Architectural Woodwork Standards (AWS), Current Edition
- C. WDMA I.S.1-A – Architectural Wood Flush Doors
- D. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Product data for new flush wood doors, if required.
- B. Identification of existing doors to be reused, including size and condition.

4. QUALITY ASSURANCE

- A. Door manufacturer shall have minimum 3 years' experience producing commercial flush wood doors.
- B. Reused doors shall be in serviceable condition and capable of complying with CBC requirements.

PART 2 – PRODUCTS

1. RELOCATED EXISTING FLUSH WOOD DOORS

- A. Existing doors designated for reuse shall:
 - 1. Be free of structural damage or delamination.
 - 2. Be modified as required to fit new openings.
 - 3. Be refinished or patched to match adjacent new doors, where exposed.

2. NEW FLUSH WOOD DOORS

- A. Construction: Solid-core or mineral-core as required by CBC.
- B. Thickness: Minimum 1-3/4 inches, unless noted otherwise.
- C. Face veneer: Hardwood veneer- paint grade.
- D. Edge construction: Matching hardwood edges- paint grade.
- E. Fire rating: Where required by CBC, provide listed fire-rated doors with labels intact.

3. PERFORMANCE REQUIREMENTS

- A. Doors shall comply with CBC requirements for means of egress, including:
 - 1. Required fire ratings where applicable.
 - 2. Required clear opening widths.
- B. Flame spread and smoke development shall comply with CBC when tested per ASTM E84.
- C. Doors serving accessible routes and accessible spaces shall comply with CBC Chapter 11B, including but not limited to:
 - 1. Clear opening width: Minimum 32 inches measured between face of door and stop at 90 degrees.
 - 2. Thresholds: Maximum height and profile as permitted by CBC 11B.
 - 3. Surface condition: Smooth surfaces on push side within required maneuvering clearance limits.
 - 4. Reused flush wood doors shall be modified as necessary to comply with CBC Chapter 11B requirements without compromising structural integrity or fire rating where applicable.

4. FINISH

- A. Factory or field-applied paint or clear finish to match existing doors to remain, or as otherwise specified.
- B. Finish systems shall be compatible with reused doors.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify rough openings, frames, and hardware compatibility.
- B. Verify condition and dimensions of doors designated for reuse.

2. INSTALLATION

- A. Install doors plumb, level, and true.
- B. Rehang reused doors with new or existing hardware as indicated.
- C. Reused doors shall be re-prepped as required to accommodate compliant hardware specified in Section 08 71 00.
- D. Adjust doors for smooth operation and proper clearances.
- E. Install doors to maintain required maneuvering clearances on both pull and push sides in accordance with CBC Chapter 11B.
- F. Adjust door leafs and frames to prevent encroachment into required clear floor space.
- G. Verify doors operate with required clearances and without binding or excessive force.

3. COORDINATION

- A. Coordinate with interior wood door frames Section 06 48 16.
- B. Coordinate door preparation, reinforcement, and field modifications with Section 08 71 00 – Door Hardware to ensure compliance with CBC Chapter 11B, including:
 - 1. Hardware mounting height: Operable hardware mounted 34 inches minimum to 48 inches maximum above finished floor.
 - 2. Accessibility requirements for door maneuvering clearances, where applicable.
 - 3. Operability: Hardware operable with one hand and without tight grasping, pinching, or twisting.
 - 4. Door closers: Adjust closing speed and opening force to comply with CBC accessibility requirements.

4. CLEANING AND PROTECTION

- A. Clean door surfaces after installation.
- B. Protect installed doors from damage until Substantial Completion.

END OF SECTION

SECTION 08 32 10 - CUSTOM WOOD FRAME WITH ACRYLIC PANEL DOORS

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:

1. Manually operated telescoping sliding wing walls.

B. Related Sections

1. Division 06 Sections for wood framing and supports, and all blocking at head and jambs as required.
2. Division 08 Sections for hardware and hardware installation.
3. Division 09 Sections for wall and ceiling framing and finishing at head, jambs, and floor.

C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

1.2 COORDINATION

- A. Coordinate with any supporting materials including but not limited to existing structure, framing, ceilings, other supports and finishes which interface with the sliding wing-wall system.

1.3 PREINSTALLATION MEETING

- A. Pre-installation Conference: Conduct conference at Project Site. Contractor shall be familiar with the sliding wing-wall system and confirm all door openings and mounting conditions prior to ordering material.

1.4 QUALITY ASSURANCE

- A. Manufacturer’s Qualifications –Engaged in manufacturing of doors of similar type to those specified with 14 years successful experience

B. Installer’s Qualifications

1. Installer shall have a minimum of 2 years of experience installing Raydoor systems.
2. Installer shall have a minimum of 4 years of similar experience installing interior doors or sliding partitions.

1.5 SUBMITTALS

- A. Product Data: Submit manufacturer’s product data including description of materials, components, hardware, and finishes.

- B. Shop Drawings: Indicate location, size, elevation, details of construction, and factory preparation requirements for each door type on vendor supplied shop drawings.

1.6 WARRANTY

- A. Factory Finished Door Warranty: Provide manufacturer’s standard 1-year warranty.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design manufacturer:

RAYDOOR, Inc., New York, New York, USA
Telephone: (212) 421-0641
Fax: (646) 349-1856
Website: www.raydoor.com
Email: info@raydoor.com

B. Product:

Raydoor® Soft Close 2- Panel Sliding Wing Wall (SWW2-SC):
Standard Outer Frame with Laminate Cladding.
PETG Resin central layer with H-2 muntin pattern.

2.1 PERFORMANCE REQUIREMENTS

A. PETG Resin Materials

1. Non embossed material minimum ¼” thick
2. Meets or exceeds requirements of ASTM D 2843 Smoke Density
3. Meets or exceeds requirements of ASTM D 635 Flame Spread

2.2 OPERATION

- #### A. Raydoor Sliding Wing Wall: Series of doors that are mechanically linked to one another, to be manually operated and top supported. Pulling lead door across opening to bring following doors in succession. When fully extended, door stiles should overlap one another and adjacent jambs of the opening system is operating in front of (unless leading door strikes wall).

2.3 PANEL CONSTRUCTION

- #### A. All panels to be constructed of NAUF MDF substrate frame with central glazing layer of PETG. Panels are fully adhered and pneumatically pressed for permanent bond. Panels to show no mechanical fasteners or molding of any kind.
- #### B. Panel to be 2-1/4” thick and made from laminating 3 structural layers together in a high pressure, patented TWINFRAMETM process. The 2 outer layers are made from 1” thick low-pressure laminate wrapped NAUF MDF, the central core layer to be made of a 1/4” thick machine-able, semi structural layer of PETG resin (transparency as selected by architect). The core layer and the outer frame layers are to be constructed such that the nominal width will be no more than +/- 1/16”. Assembly should be such that if translucent materials have been selected for the core layer, they are to permit light to emanate from the edge of the door.
- #### C. Muntins (lattice) to be made of same materials as selected frame and fastened through either side of glazing layer using dowels.

D. Pre-fit and pre-machine doors at factory.

1. Installer to obtain accurate field measurements and verify dimensions before manufacturer proceeds with machining in factory. Panels may not be undercut in the field.
2. Manufacturer to machine doors for hardware requiring cutting of doors. For low-profile option, top of panels to receive two mortises.
3. Comply with accepted hardware schedules, door frame shop drawings and with hardware templates to ensure proper fit of doors and hardware.

2.4 SLIDING HARDWARE

- A. Each panel to receive two nylon wheeled carriers, anodized aluminum self-cleaning track, and carrier to door connections that allow for height adjustment without removing panels. To have at least one doorstop to limit travel that is placed within track and can be set with one screw and a grey plastic floor guide to prevent contact with adjacent wall. Also, 1 pair of plastic end caps for each row of track.
- B. Telescoping hardware system, linking all panels to one another, maintaining spacing between the faces of the panels and allowing user to extend system by pulling just leading door panel. Hardware will allow user to stack panels flush using only the lead door. Guiding mechanism to maintain precise 3” stile overlap for all doors in the system, ensuring uniform appearance in both open and closed positions. Guiding system components machined from steel and pre-drilled with countersunk holes for mounting screws. Components to be surface mounted to the bottom and/face of each panel in the appropriate sequence as determined by final operating configuration (see project drawings).
- C. Optional hardware: low-profile door mounting system that utilizes mortised, recessed aluminum door connector.

2.5 PANEL FINISHES

- A. Panel finish shall be:
 1. Low-pressure laminate on face, sides and back of NAUF MDF board with 1/8” radius edges and mitered corners without reveals.
- B. Glazing finish:
 1. 1/4” PETG (recyclable post-consumer use, available with up to 50% recycled content).
 2. Transparency: ‘Cloud’.

2.6 SYSTEM CONFIGURATIONS

- A. SYSTEM CONFIGURATION:
 1. Sliding Wing Wall, 2 panel Soft Close (SWW2-SC).

2.7 OPTIONS

- A. Track Hardware
 1. Manufacturer’s floor mounted “Grey Guide”.
 2. Heavy duty guiding system.

B. Lock and Pull Hardware

1. Flat End Offset Bar Pull: Rockwood 'MegaTek' RM3310
 2. Standard 1" Diameter, 2 1/4" Projection.
 3. Standard 13-25/32" tall, 2-Post, 9 1/16" center to center mounting.
 4. Satin finished stainless steel.
-

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to ordering confirm all opening sizes. Coordinate final door sizes with manufacturer based upon confirmed openings.
- B. Before installation, verify that opening is proper size and as indicated in drawings for proper installation of doors.
- C. Notification: Notify General Contractor of unsatisfactory conditions in writing with copy to Architect.
- D. Acceptance: Beginning of work means acceptance of existing conditions by installer.

3.2 PREPARATION

- A. Conditioning: Condition doors to average humidity in installation area prior to hanging. Keep doors in packaging until ready to install.

3.3 DELIVERY, STORAGE AND HANDLING

- A. General: Material shall be stored in a clean dry location in original packaging until ready for installation. Once installed doors shall be protected in place until occupancy.
- B. Delivery: Do not deliver doors to building until it is entirely enclosed, drywall, plaster and concrete work is completed and dry, humidity in the building is below 60% and temperature is between 45° and 90° Fahrenheit.
- C. Storage: Stack doors vertically at an angle of 10 degrees (or less) to the wall, on a level floor surface in a dry, well ventilated area. Keep doors in packaging while allowing air circulation. Do not stack or lean other objects against doors.
- D. Handling: Do not drag doors across one another. Do not drop or rest doors on corners or edges. Doors should be carried sideways and upright (not flat like a tabletop)
- E. Protection: Do not subject doors to abnormal heat (above 90°F or below 45°F, dryness, humidity (above 60% or below 20% humidity), or drastic changes in these conditions. Allow sufficient time for doors to acclimate before installation. Keep doors in original packaging until ready to be installed.

3.4 INSTALLATION

- A. General: Install doors in accordance with manufacturer's recommendations.
 - 1. Installation: By skilled finish carpenters or factory authorized installers.
 - 2. Installer: Thoroughly familiar with the requirements of the manufacturer's door warranty as currently in effect and assure compliance with all provisions.
- B. Hanging:
 - 1. Fit for hardware as scheduled.
 - 2. Hang doors to be free of binding with hardware functioning properly. No greasing of hardware necessary.
 - 3. Install stops in head track as directed by Architect for optimum operation.

3.5 ADJUSTING, CLEANING AND PROTECTION

- A. Adjustment: At completion of job, adjust doors and hardware as required and leave in proper operating condition (operating smoothly, easily and quietly throughout operational range).
- B. Clean door surfaces upon completing installation to remove dust and other foreign materials according to manufacturer's written instructions
- C. Protection: Advise General Contractor of proper procedures required to protect installed doors from damage or deterioration until acceptance of entire project

END OF SECTION

SECTION 08 42 13 - ALUMINUM-FRAMED ENTRANCES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes thermally-broken aluminum doors and frames installed in existing exterior wall openings that have been enlarged.
- B. Work includes complete entrance assemblies: frames, doors, glazing, hardware preparation, anchorage, and perimeter integration with existing construction.
- C. Selective demolition, cutting and patching, framing modifications, and sealants are specified elsewhere.
- D. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

1.2 RELATED SECTIONS

- A. 01 31 19 – Existing Conditions.
- B. 01 73 29 – Cutting and Patching.
- C. 02 41 19 – Selective Demolition.
- D. 07 92 00 – Joint Sealants.
- E. 08 71 00 – Door Hardware.

1.3 EXISTING CONDITIONS

- A. Verify existing wall construction, opening dimensions, substrates, tolerances, and wall thickness prior to fabrication.
- B. Report conditions that would prevent proper installation or weather-resistant integration before proceeding.

1.4 CODES AND STANDARDS

- A. Comply with the 2022 California Building Code (CBC).
- B. Comply with 2022 California Energy Code (Title 24, Part 6) for nonresidential fenestration.
- C. Where doors serve required egress or accessible routes, comply with CBC Chapter 10.
- D. Safety glazing where required.

1.5 REFERENCES

- A. American Architectural Manufacturers Association (AAMA)
- B. American Society for Testing and Materials (ASTM)
- C. Aluminum Association (AA)
- D. National Fenestration Rating Council (NFRC)

1.6 PERFORMANCE REQUIREMENTS

- A. Air Leakage:
 - 1. Maximum 0.30 cfm/sf at 6.24 psf (300 Pa) when tested in accordance with ASTM E283.
- B. Water Penetration:
 - 1. No uncontrolled water penetration when tested in accordance with ASTM E331 at a minimum 6.24 psf (300 Pa) static pressure differential.
- C. Thermal Performance – Title 24 Compliance:
 - 1. Provide entrance assemblies with NFRC-rated performance complying with 2022 Title 24, Part 6, for the project Climate Zone and glazing area.
 - 2. Target performance (or better), subject to Climate Zone:
 - a) Maximum U-Factor: 0.36
 - b) Maximum SHGC: 0.23
- D. Outdoor-Indoor Transmission Class (OITC) in accordance with ASTM E 90.

1.7 SUBMITTALS

- A. Product data for Arcadia NS212T Series.
- B. NFRC-certified U-factor and SHGC values demonstrating Title 24 compliance.
- C. Manufacturer test reports for air and water performance.
- D. Shop drawings indicating profiles, anchorage, glazing, thresholds, and interface with existing wall and WRB.

1.8 QUALITY ASSURANCE

- A. Single Source Responsibility:
 - 1. Obtain entrances through one source from a single manufacturer.
- B. Provide test reports from AAMA accredited laboratories certifying the performances as specified in 1.6.

1.9 WARRANTY

- A. Door warranted against failure and/or deterioration of metals due to manufacturing process for a period of two (2) years.
-

PART 2 – PRODUCTS

2.1 ENTRANCE SYSTEM

A. Manufacturer:

- 1. Arcadia, Inc.

B. Product:

- 1. NS212T Series, narrow stile thermally broken aluminum entrance system.
- 2. Door Thickness: 1-3/4 inches.
- 3. Bottom Rail: 10 inches minimum.
- 4. Finish: Manufacturer's standard exterior finish as indicated.
- 5. Glazing Stops: Beveled, snap-in type for insulated glazing units.

C. Glazing:

- 1. Insulated glazing units with low-e coatings as required to meet Title 24; safety glazing where applicable.

D. Materials and Accessories

- 1. Door members: Extruded 6063-T6 aluminum alloy (ASTM B221-Alloy G.S. 10a T6).
- 2. Thermal barrier consists of two glass reinforced polyamide nylon struts.
- 3. Screws, fastening devices, and internal components: Aluminum, stainless steel, or zinc plated steel in accordance with ASTM A-164. Shall be aluminum or steel, providing the steel is properly isolated from aluminum.
- 4. Glazing Gasket (compression-type design).
- 5. Hard-backed poly-pile weatherstripping in door and /or frame. Meeting stile of all pair of doors have a double line hard- backed poly-pile astragal.
- 6. Thermally broken extruded aluminum threshold with ribbed surface.

E. Hardware

- 1. Hardware for aluminum doors and door frames shall be the entrance manufacturer's standard.
- 2. If custom hardware is to be furnished by others, physical hardware must be submitted prior to any fabrication.

- F. Finish all exposed areas of aluminum and components as indicated.
 - 1. Fluorocarbon Coating: AAMA 2605.2.
 - a. Resin: 70% PVDF Kynar 500/Hylar 5000.
 - b. Substrate: cleaned and pretreated with chromium phosphate.
 - c. Primer: Manufacturer's standard resin base compatible coating. Dry film thickness.
 - i. Extrusion: Minimum 0.20 mil.
 - d. Color Coat: 70% PVDF, dry film thickness.
 - i. Extrusion: 1.0 mil.
 - e. Color: As selected by Architect.
 - f. Acceptable Coatings Manufacturers:
 - i. PPG Industries, Inc.
 - ii. Valspar Corporation

2.2 FABRICATION

- A. Factory fabricate to verified field dimensions.
- B. Stiles and rails shall be tubular sections accurately joined, flush and hairline at corners with heavy concealed reinforcement brackets secured with machine bolts, with optional MIG weld. Exposed screws not permitted.
- C. Each door leaf equipped with an adjusting mechanism, located in the top rail near the lock stile.
- D. Prepare internal reinforcement for door hardware.
- E. Provide integral drainage and weep provisions.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Confirm openings are prepared to receive entrance assemblies and that adjacent construction is ready for integration.
- B. Do not proceed until unsatisfactory conditions are corrected.

3.2 RETROFIT INSTALLATION

- A. Install entrance assemblies plumb, level, square, and securely anchored in accordance with manufacturer's installation instructions.
- B. Provide continuous perimeter flashing, end dams, and sealant transitions to maintain a continuous weather-resistant exterior envelope at head, jambs, sill/threshold, and adjacent WRB.

C. Coordinate threshold heights with accessibility requirements at pre- existing floor finish elevations to remain, or at altered floor finish elevations where the floor finish elevation is altered in accordance with Work related to the Project.

D. Install doors to operate smoothly and without binding.

3.3 FIELD QUALITY CONTROL

A. Inspect perimeter seals and drainage paths; correct deficiencies prior to completion.

B. Adjust doors and hardware for proper operation.

3.4 CLEANING AND RESTORATION

A. Clean exposed surfaces; remove protective films.

B. Restore adjacent finishes disturbed by installation in accordance with 01 73 29.

END OF SECTION

SECTION 08 53 13 – VINYL WINDOWS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes one new vinyl window assembly with vision glazing and opaque spandrel panel.
- B. Window replaces an existing window of larger size within the same existing exterior wall opening at the second floor.
- C. Work includes window frame, glazing, spandrel panel, anchorage, flashing, perimeter sealants, and accessories.
- D. Glass requirements are coordinated with Section 08 81 00 – Glass Glazing.
- E. Exterior wall finishes and patching are coordinated with Section 09 24 00 – Cement Plastering.
- F. Perimeter sealants are coordinated with Section 07 92 00 – Joint Sealants.
- G. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. CBC Chapter 14 – Exterior Walls.
- C. CBC Chapter 24 – Glass and Glazing.
- D. California Energy Code (Title 24, Part 6).
- E. ASTM E2112 – Installation of Exterior Windows.
- F. AAMA/WDMA/CSA 101 – Fenestration Standard.

1.03 SUBMITTALS

- A. Manufacturer’s product data for vinyl window assembly:
 - 1. Window and frame.
 - 2. Spandrel panel.
- B. Cut sheets or shop drawings indicating overall size, glazing layout, and spandrel panel location.
- C. Documentation demonstrating compliance with Title 24 U-factor and SHGC requirements for the complete window assembly.
- D. Installation instructions.

- E. Sealant compatibility information coordinated with Section 07 92 00.

1.04 QUALITY ASSURANCE

- A. Manufacturer shall have experience producing commercial-grade vinyl window assemblies.
- B. Installer shall be experienced in window replacement in existing construction.

1.05 REGULATORY REQUIREMENTS

- A. Window assembly shall comply with the 2022 CBC and applicable local amendments.
- B. Glazing shall comply with CBC Section 2406 for safety glazing where required.
- C. Window assembly shall comply with Title 24 energy requirements for altered fenestration.
- D. Scope is limited to replacement within the existing opening; no enlargement of the opening is included.

PART 2 – PRODUCTS

2.01 BASIS OF DESIGN

- A. Basis of Design Manufacturer: Pella Corporation.
- B. Basis of Design Product: Pella Vinyl 250 Series.

2.02 VINYL WINDOW ASSEMBLY

- A. Type: Factory-fabricated vinyl window, fixed or operable as indicated on the Drawings.
- B. Frame:
 - 3. Rigid PVC (vinyl) extrusions suitable for exterior commercial use.
 - 4. Nailing flange or retrofit frame compatible with existing wall construction and stucco conditions.
- C. Glazing:
 - 1. Vision Panel: Insulated glass unit (IGU), clear, with safety glazing where required by CBC.
 - 2. Spandrel Panel:
 - a. Opaque insulated glass or manufacturer's proprietary spandrel infill panel.
 - b. Exterior appearance coordinated with adjacent glazing and exterior wall finish.
 - c. Thermal performance included in overall window assembly ratings.
- D. Performance:
 - 1. U-factor and SHGC complying with Title 24, based on the complete window assembly.

E. Accessories:

1. Flashing, shims, trim, and sealants compatible with vinyl window installation and adjacent stucco construction.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify existing opening dimensions, substrates, and framing conditions prior to installation.
- B. Verify existing stucco conditions adjacent to the opening are suitable for integration with new window flashing and sealants.
- C. Notify Architect of conditions that would prevent installation within the existing opening prior to proceeding.

3.02 INSTALLATION

- A. Install window in accordance with manufacturer's written instructions and ASTM E2112.
- B. Install window plumb, level, and securely anchored to existing framing.
- C. Provide continuous flashing integrated with existing weather-resistive barrier and coordinated with Section 09 24 00 – Cement Plastering.
- D. Provide perimeter sealants between window frame and adjacent construction in accordance with Section 07 92 00 – Joint Sealants.
- E. Coordinate glazing with Section 08 81 00 – Glass Glazing.
- F. Limit work to removal of the existing window and installation of the new assembly within the same opening.

3.03 PROTECTION AND CLEANING

- A. Protect installed window from damage until Substantial Completion.
 - B. Clean exposed surfaces and remove labels and debris.
-

END OF SECTION

SECTION 08 71 00 - DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and Division 1 Specification Sections apply to this Section.

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
1. Swinging doors.
 2. Sliding doors.
 3. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
1. Mechanical door hardware.
 2. Cylinders specified for doors in other sections.
 3. Door trims and accessories.
- C. Hardware Schedule with Hardware Sets as indicated on the Drawings- Hardware Schedule/Sheet A0.2.
- D. Related Sections:
1. Division 08 Section "Hollow Metal Doors and Frames".
 2. Division 08 Section "Sliding Metal Doors".
 3. Division 08 Section "Flush Wood Doors".
 4. Division 08 Section "Custom Wood Frame with Acrylic Panel Doors".
 5. Division 08 Section "Aluminum Framed Entrances".
 6. Division 10 Section "All Glass Folding Partition".
- E. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
 2. ICC/IBC - International Building Code.
 3. NFPA 70 - National Electrical Code.
 4. NFPA 80 - Fire Doors and Windows.
 5. NFPA 101 - Life Safety Code.
 6. NFPA 105 - Installation of Smoke Door Assemblies.
 7. State Building Codes, Local Amendments.
- F. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
1. ANSI/BHMA Certified Product Standards - A156 Series.
 2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
 3. ANSI/UL 294 - Access Control System Units.
 4. UL 305 - Panic Hardware.
 5. ANSI/UL 437- Key Locks.

- G. Products specified in this Section and in the Drawings by reference are designated in accordance with California Public Contract Code §3400. Substitutions and 'or-equal' products shall comply with Section 01 25 00.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing, fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
 - 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
 - 3. Content: Include the following information:
 - a. Type, style, function, size, label, hand, and finish of each door hardware item.
 - b. Manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 - h. Warranty information for each product.
 - 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- D. Proof of Compliance: (California located Projects): Provide a list of product(s) containing chemicals known to cause cancer or reproductive toxicity as defined by the Office of Environmental Health Hazard Assessment (OEHHA) under Proposition 65 (CA Code of Regulations, Title 27, Section 27001). The list includes the specific chemical(s), if the chemical will be exposed to consumers, the means of warning, and an illustration of the label.

E. Informational Submittals:

1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.

1.4 CLOSEOUT SUBMITTALS

- A. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Contract Closeout.
- B. Project Record Documents: Provide record documentation of as-built door hardware sets in digital format (.pdf, .docx, .xlsx, .csv) and as required in Division 01, Project Record Documents.

1.5 QUALITY ASSURANCE

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).
- C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
- F. California Building Code: Provide hardware that complies with CBC Section 11B.
 1. All openings as a part of an accessible route shall comply with CBC Section 11B-404.
 2. The clear opening width for a door shall be 32" minimum. For a swinging door it shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into it below 34" and 4" maximum projections into it between 34" and 80" above the finish floor or ground. Door closers and stops shall be permitted to be 78" minimum above the finish floor or ground. CBC Section 11B-404.2.3.

3. Operable hardware on accessible doors shall comply with CBC Section 11B-309.4 and shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Operable parts of such hardware shall be 34” minimum and 44” maximum above finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
 4. Hardware (including panic hardware) shall not be provided with “nightlatch” function for any accessible doors or gates unless the following conditions are met:
 - a. Such hardware has a ‘dogging’ feature and is dogged during the time the facility is open.
 - b. All ‘dogging’ operation is performed only by employees as their job function (non-public use).
 5. The force for pushing or pulling open a door shall be in accordance with CBC Section 11B-404.2.9.
 - a. Interior hinged doors, sliding or folding doors, and exterior hinged doors: 5 pounds (22.2 N) maximum. Required fire doors: the minimum opening force allowable by the DSA authority, not to exceed 15 pounds (66.7N). These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.
 - b. The force required for activating any operable parts, such as lever hardware, or disengaging other devices shall be 5 pounds (22.2N) maximum to comply with CBC Section 11B-309.4.
 - c. The 5 pound (22.2 N) maximum force shall be validated for the size of the door used. The Building Materials Listing of the California State Fire Marshal shall indicate that the door hardware meets the 5 pound (22.2 N) force and shall also list the largest door that can be used.
 6. Door closing speed shall comply with CBC Section 11B-404.2.8. Closers shall be adjusted so that the required time to move a door from an open position of 90 degrees to a position of 12 degrees from the latch is 5 seconds minimum. Spring hinges shall be adjusted so that the required time to move a door from an open position of 70 degrees to the closed position is 1.5 seconds minimum.
 7. Floor stops shall not be located in the path of travel and 4” maximum from walls.
 8. Thresholds shall comply with CBC Section 11B-404.2.5.
- G. Each unit to bear third party permanent label indicating compliance with the referenced testing standards.
- H. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Pre-Installation Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
1. Function of building, purpose of each area and degree of security required.
 2. Plans for existing and future key system expansion.
 3. Requirements for key control storage and software.
 4. Installation of permanent keys, cylinder cores and software.
 5. Address and requirements for delivery of keys.

- I. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Pre-Installation Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
 - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
 - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
 - 3. Review sequence of operation narratives for each unique access controlled opening.
 - 4. Review and finalize construction schedule and verify availability of materials.
 - 5. Review the required inspecting, testing, commissioning, and demonstration procedures
- J. At completion of installation, provide written documentation that components were applied according to manufacturer's instructions and recommendations and according to approved schedule.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.7 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.8 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
 - 1. Structural failures including excessive deflection, cracking, or breakage.
 - 2. Faulty operation of the hardware.
 - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - 4. Electrical component defects and failures within the systems operation.
- C. Warranty Period: Unless otherwise indicated, warranty shall be one year from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Hardware shall not have any visible manufacturer names on exposed materials, except cylinders, when the door is in a closed position.

2.2 BUTT HINGES

- A. Hinges: ANSI/BHMA A156.1 butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
 - 1. Quantity: Provide the following hinge quantity:
 - a. Two Hinges: For doors with heights up to 60 inches.
 - b. Three Hinges: For doors with heights 61 to 90 inches.
 - c. Four Hinges: For doors with heights 91 to 120 inches.
 - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
 - 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
 - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 - 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
 - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
 - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
 - 4. Hinge Options: Comply with the following:
 - a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for all out-swinging lockable doors.

5. Manufacturers:
 - a. McKinney (MK) - TA/T4A Series, 5-knuckle.

2.3 CONTINUOUS HINGES

- A. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 continuous geared hinge. with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.
 1. Manufacturers:
 - a. Pemko (PE).

2.4 SLIDING AND FOLDING HARDWARE

- A. Sliding and Folding Door Hardware: Hardware is to be of type and design as specified and should conform with ANSI/BHMA A156.14.
 1. Provide sliding door hardware as follows:
 - a. Sliding Bi-Passing Pocket Door Hardware: Provide complete sets consisting of track, hangers, stops, bumpers, floor channel, guides, and accessories indicated.
 - b. Cascading: Provide a bi-parting or single direction telescoping system as required with a minimum 200 lb. per door capacity.
 - c. Bi-folding Door Hardware: Rated for door panels weighing up to 125 lb.
 - d. Pocket Sliding Door Hardware: Rated for doors weighing up to 200 lb.
 2. Manufacturers:
 - a. Pemko (PE).
 - b. Crown Industrial.

2.5 DOOR OPERATING TRIM

- A. Door Push Plates and Pulls: ANSI/BHMA A156.6 door pushes and pull units of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
 1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
 2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
 3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
 4. Pulls shall be provided with a 10" clearance from the finished floor on the push side to accommodate wheelchair accessibility.
 5. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets. When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
 6. Manufacturers:
 - a. Rockwood (RO).

2.6 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.
- B. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:
 - 1. Threaded mortise cylinders with rings and cams to suit hardware application.
 - 2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
 - 4. Tubular deadlocks and other auxiliary locks.
 - 5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
 - 6. Keyway: Match Facility Standard.
- C. Keying System: Each type of lock and cylinders to be factory keyed.
 - 1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
 - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
 - 3. Existing System: Field verify and key cylinders to match Owner's existing system.
- D. Key Quantity: Provide the following minimum number of keys:
 - 1. Change Keys per Cylinder: Two (2)
 - 2. Master Keys (per Master Key Level/Group): Five (5).
 - 3. Construction Keys (where required): Ten (10).
- E. Construction Keying: Provide construction master keyed cylinders.
- F. Key Registration List (Bitting List):
 - 1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
 - 2. Provide transcript list in writing or electronic file as directed by the Owner.

2.7 KEY CONTROL

- A. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks required for the project.
 - 1. Manufacturers:
 - a. Lund Equipment (LU).
 - b. MMF Industries (MM).
 - c. Telkee (TK).

2.8 CYLINDRICAL LOCKS AND LATCHING DEVICES

- A. Cylindrical Locksets, Grade 2 (Standard Duty): ANSI/BHMA A156.2, Series 4000, Grade 2 Certified Products Directory (CPD) listed. Locks are to be non-handed and fully field reversible.
 - 1. Provide locksets with functions and features as follows:
 - a. Meets ANSI/BHMA A156.41 for single motion egress.
 - b. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
 - c. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
 - d. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane requirements.
 - e. Five-year limited warranty for mechanical functions.
 - 2. Manufacturers:
 - a. ASSA ABLOY ACCENTRA (YA) - 5300LN Series.

2.9 DEADLOCKS AND LATCHES

- A. Narrow Case Deadlocks and Deadlatches: ANSI/BHMA 156.13 Series 1000 Grade 1 narrow case deadlocks and deadlatches for swinging or sliding door applications. All functions shall be manufactured in a single sized case formed from 12 gauge minimum, corrosion resistant steel (option for fully stainless steel case and components). Provide minimum 2 7/8" throw laminated stainless steel bolt. Bottom rail deadlocks to have 3/8" diameter bolts.
 - 1. Manufacturers:
 - a. Adams Rite Manufacturing (AD) - MS1850S / MS1950 Series.

2.10 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
 - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 - 3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
 - 4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: Comply with the following:
 - 1. Strikes for Mortise Locks and Latches: BHMA A156.13.
 - 2. Strikes for Bored Locks and Latches: BHMA A156.2.
 - 3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
 - 4. Dustproof Strikes: BHMA A156.16.

2.11 SURFACE DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
 2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
 3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
 4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
 5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
 6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Utility Grade): ANSI/BHMA 156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, utility grade door closers with complete spring power adjustment, sizes 1 thru 6. Closers to be rack and pinion type, cast aluminum case construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide closer standard packed for regular, top-jamb, and parallel arm type mounting applications.
1. Manufacturers:
 - a. Norton Rixson (NO) - 1601 Series.

2.12 ARCHITECTURAL TRIM AND ACCESSORIES

- A. Door Protective Trim:
1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
 2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.
 3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.
 4. Protection Plates: ANSI/BHMA A156.6 protection plates (kick, armor, or mop), fabricated from the following:
 - a. Stainless Steel: 300 grade, 050-inch thick.

5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
6. Manufacturers:
 - a. Rockwood (RO).

2.13 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
 1. Manufacturers:
 - a. Rockwood (RO).

2.14 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
 1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NFPA 252, Standard Methods of Fire Tests of Door Assemblies.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Manufacturers:
 1. Pemko (PE).

2.15 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.16 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Coordinate Installation with conditions shown on the Drawings.
- B. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- C. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
 - 1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.

- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 - 2. DHI TDH-007-20: Installation Guide for Doors and Hardware.
 - 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
 - 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Push Plates and Door Pulls: When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
- E. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- F. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 - 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the Architect with corrections made prior to Bid submission. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
 - 1. Quantities listed are for each pair of doors, or for each single door.
 - 2. The supplier is responsible for handing and sizing all products.
 - 3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
 - 4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

Door Hardware Sets

Sets #1, #2, #3 as indicated on Drawings: HARDWARE SCHEDULE / A0.2

Set #4: NEXT PAGE

Sets #5, #6, #7, #8, #9, #10 as indicated on Drawings: HARDWARE SCHEDULE / A0.2

SEQUOIA HEALTH CARE DISTRICT- OFFICE ALTERATIONS

Hardware Set #4: (Excerpted from Crown Industrial Quote #4056321)

MFR: CI= Crown Industrial

QUANTITY	DESCRIPTION	ITEM	MFR
<u>TRUCK AND TRACK COMPONENTS</u>			
(4) pair	Truck, Roller Bearing, ½ Pend.- Zinc	4-1R	CI
(0) pair	Truck, Roller Bearing, ½ Pend.- Zinc	4-1R	CI
(8) ea	Concealed Stop- Zinc	4.00CSTR-	CI
(8) ea	End blind. Hgs	4GX2	CI
(4) ea	Track x 6'-0" Hgs	4G-6	CI
(16) ea	Overhead Center Bracket (max spacing = 24" on centers)	4GX18	CI
<u>BRUSH SEALS</u>			
(24) ft	Weatherstrip: 1 Gray Brush, 7/8 Retainer-C Ano Alum [HEAD]	18100CNB	CI
(12) ft	Weatherstrip: 1 Gray Brush, 7/8 Retainer-C Ano Alum [LAP]	18100CNB	CI
(12) ft	Weatherstrip: 1 Gray Brush, 7/8 Retainer-C Ano Alum [SILL]	18100CNB	CI
<u>HANDLES – PULLS - LOCKS</u>			
(4) ea	Bow Handle- Zinc	0191.00001ZC	CI
(4) ea	Sliding Door Deadbolt, 1 ½" backset-C Ano Alum	1850-628	CI
(4) ea	Key Cylinder, 1"- US26D	C100-26D	CI
(4) ea	1850 Strike Plate, SLIDING-SS #4 SCW	1850STK-SL	CI
(4) ea	Trim Ring, ¼"-US26D	TR1/4-26D	CI
<u>BOTTOM GUIDE</u>			
(4) ea	Concealed Stay Roller- Zinc	CRS14-Z	CI
(4) ea	Concealed Roller Channel x 4' Alum. 4@[38"]	CRSC14X4	CI

END OF SECTION

SECTION 08 81 00 – GLASS GLAZING

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes furnishing and installing glass glazing for the following:
 - 1. Replacement of existing glazing in existing vinyl window and clerestory window sash.
 - 2. Glazing in new vinyl window.
 - 3. Glazing in new aluminum exterior doors.
 - 4. Glazing in new interior frameless all-glass folding door system.
- B. Work includes glass, glazing accessories, setting blocks, gaskets, sealants, and related materials.
- C. Related Sections:
 - 1. Section 08 53 13 Vinyl Windows.
 - 2. Section 08 42 13 Aluminum Framed Entrances.
 - 3. Section 10 22 39 All Glass Folding Partition.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. CBC Chapter 24 – Glass and Glazing.
- C. CBC Section 2406 – Safety Glazing.
- D. CBC Chapter 14 – Exterior Walls (as applicable).
- E. California Energy Code (Title 24, Part 6).
- F. ASTM C1036 – Flat Glass.
- G. ASTM C1048 – Heat-Strengthened and Fully Tempered Flat Glass.
- H. ASTM C1172 – Laminated Architectural Flat Glass.
- I. ASTM C1193 – Use of Sealants.
- J. ANSI Z97.1 – Safety Glazing Materials Used in Buildings.

1.03 SUBMITTALS

- A. Product data for glass types and glazing accessories.
- B. Safety glazing certification labels or documentation.

- C. Manufacturer documentation indicating compliance with Title 24 fenestration performance requirements, where applicable.

1.04 QUALITY ASSURANCE

- A. Installer shall be experienced in commercial glazing installations.
- B. Provide safety glazing complying with CBC Section 2406 at all required hazardous locations.
- C. Provide glazing materials from a single source for each type of glass.

1.05 REGULATORY REQUIREMENTS

- A. Provide safety glazing at hazardous locations as required by CBC Section 2406, including but not limited to:
 - 1. Glazing in doors.
 - 2. Glazing adjacent to doors and stairs.
 - 3. Large glazed panels in walking surfaces and interior partitions.
- B. Safety glazing shall bear permanent identification per CBC Section 2406.3.
- C. Energy Code Coordination:
 - 1. Fenestration performance requirements, including U-factor and Solar Heat Gain Coefficient (SHGC), are specified in Section 08 53 13 Vinyl Windows and Section 08 42 13 Aluminum Framed Entrances.
 - 2. Glass specified in this Section shall be compatible with and not reduce the certified performance values of the complete window or door assembly.

PART 2 – PRODUCTS

2.01 GLASS TYPES

- A. Exterior Window and Door Glazing (New Work):
 - 1. Clear tempered glass unless otherwise indicated.
 - 2. Thickness and configuration as required by CBC, wind loads, opening size, and framing system.
 - 3. Glass shall be suitable for use in Title 24-compliant fenestration assemblies.
- B. Replacement Glazing in Existing Vinyl Sash:
 - 1. Glass type and thickness to match existing where conditions allow, unless safety glazing or energy code compliance requires upgrade.
 - 2. Provide safety glazing where required by CBC Section 2406, regardless of existing conditions.

C. Interior Frameless Folding Glass System:

1. Fully tempered safety glass.
2. Thickness as required by system manufacturer and CBC.
3. Polished or finished exposed edges suitable for interior use.

2.02 GLAZING MATERIALS

- A. Setting blocks, spacers, gaskets, glazing tapes, and sealants compatible with glass and framing materials.
 - B. Sealants complying with ASTM C1193 and compatible with adjacent substrates.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify existing window sash, clerestory frames, and door frames are structurally sound and suitable to receive new glazing.
- B. Field-verify existing glazing thickness, edge conditions, and method of retention prior to fabrication.
- C. Notify Architect of conditions that prevent replacement glazing from matching existing or complying with code prior to proceeding.
- D. Do not proceed until unsatisfactory conditions have been corrected.

3.02 INSTALLATION

- A. Install glass in accordance with manufacturer's written instructions, CBC Chapter 24, and referenced standards.
- B. Provide safety glazing at all required locations.
- C. Replace glazing in existing vinyl sash without damage to frames; modify stops or gaskets only as required to accommodate compliant glazing.
- D. Coordinate glazing installation with:
 1. Section 08 53 13 – Vinyl Windows for exterior window assemblies and energy performance.
 2. Section 08 42 13 – Aluminum Framed Entrances for exterior door glazing and safety requirements.
- E. Install interior frameless folding glass system plumb, level, and securely anchored in accordance with Section 10 22 39.

3.03 TOLERANCES AND CLEANING

- A. Install glass free of scratches, chips, distortion, or defects.
- B. Clean glass surfaces and remove glazing debris upon completion.

3.04 PROTECTION

- A. Protect installed glazing from damage until Substantial Completion.

END OF SECTION

SECTION 09 24 00 – CEMENT PLASTERING (EXTERIOR STUCCO PATCHING)

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide minor patching and repair of existing exterior cement plaster where existing exterior door and window openings are expanded and at areas disturbed by window and glazing replacements.
- B. Work includes patching around expanded openings, lath replacement as required, and integration with existing weather-resistive barrier (WRB).
- C. Work does not include full stucco replacement or change in finish system.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 14 – Exterior Walls.
 - 2. CBC Section 1404 – Installation of Wall Coverings.
 - 3. CBC Section 2510 – Lathing and Furring for Cement Plaster (Stucco)
- B. ASTM C926 – Application of Portland Cement–Based Plaster
- C. ASTM C1063 – Installation of Lathing and Furring

1.03 SUBMITTALS

- A. Product data for stucco materials and accessories.
- B. Manufacturer’s instructions for patching and repair materials.

1.04 QUALITY ASSURANCE

- A. Perform work by installers experienced in cement stucco repair and patching.
- B. Match existing stucco thickness, texture, and finish to the greatest extent practical.

PART 2 – PRODUCTS

2.01 STUCCO MATERIALS

- A. Cement stucco complying with ASTM C926, site-mixed or preblended.
- B. Match existing stucco system (three-coat or other) unless noted otherwise.

2.02 LATH AND ACCESSORIES

- A. Metal lath complying with ASTM C1063, provided where existing lath is damaged or removed.
- B. Corrosion-resistant fasteners and accessories.
- C. Casing beads, control joints, and weep screeds where required to restore continuity.

2.03 WEATHER-RESISTIVE BARRIER

- A. Repair or replace WRB at patched areas to maintain a continuous weather-resistive barrier complying with CBC 1404.2.
- B. Integrate with window and door flashing systems.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify existing stucco, substrate, and WRB conditions prior to patching.
- B. Notify Architect if conditions would prevent proper integration with existing construction.

3.02 PREPARATION

- A. Cut back stucco neatly to sound material.
- B. Repair or replace damaged sheathing, WRB, and lath as required.
- C. Coordinate patching with window and door flashing.

3.03 INSTALLATION

- A. Install stucco in accordance with ASTM C926, ASTM C1063, and CBC Section 2510.
- B. Patch to match existing stucco thickness and plane.
- C. Texture and finish to blend with adjacent surfaces.

3.04 CURING AND PROTECTION

- A. Cure stucco in accordance with manufacturer and ASTM requirements.
- B. Protect patched areas from damage and weather until cured.

END OF SECTION

SECTION 09 29 00 – GYPSUM BOARD

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide gypsum board assemblies for interior tenant alterations, including:
 - 1. New wood-framed partition walls.
 - 2. Extensions of existing wood-framed walls.
 - 3. Extensions of existing soffits.
 - 3. Patching and repair of existing gypsum board.
 - 4. Infill of existing door openings.
- B. Work includes gypsum board, accessories, fasteners, and finishing.
- C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 25 – Gypsum Board, Gypsum Panel Products, and Plaster.
 - 2. CBC Section 703 – Fire-Resistance Ratings and Fire Tests (where applicable).
- B. ASTM C1396 – Gypsum Board.
- C. ASTM C840 – Installation and Finishing of Gypsum Board.
- D. GA-216 – Application and Finishing of Gypsum Panel Products.

1.03 SUBMITTALS

- A. Product data for gypsum board types and accessories.

1.04 QUALITY ASSURANCE

- A. Install gypsum board in accordance with ASTM C840 and GA-216.
- B. Maintain continuity of existing fire-resistance-rated assemblies where modified.

PART 2 – PRODUCTS

2.01 GYPSUM BOARD

- A. Interior Partitions: 5/8-inch gypsum board complying with ASTM C1396, as required.
- B. Fire-Resistance-Rated Assemblies: Type X gypsum board where required to maintain existing ratings.
- C. Moisture-Resistant Board: Provide in toilet rooms or other damp locations where indicated.

- D. Acoustically Enhanced Gypsum Board where indicated: ASTM C1396/C1396M. Multilayer product constructed of two layers of gypsum boards sandwiching a viscoelastic sound-absorbing polymer core tested in accordance with ASTM C1629/C1629M.

Basis-of-Design Product subject to compliance with requirements:

1. Provide PABCO Gypsum; QuietRock ES 5/8" thick panels at all locations where acoustic treatment is indicated, except where extending and/or patching existing 1/2" thick gypsum wallboard.
2. Provide PABCO Gypsum; QuietRock 510 1/2" thick panels where extending and/or patching 1/2" thick gypsum board and acoustic treatment is indicated.

2.02 ACCESSORIES

- A. Metal or vinyl corner beads, control joints, and trim accessories.
- B. Joint compound and tape compatible with gypsum board type.
- C. Fasteners suitable for wood framing.
- D. Accessories that make up the QuietRock system, including QuietSeal Pro and Quiet Putty for use at walls where acoustic treatment is indicated.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify framing alignment and substrate conditions prior to installation.
- B. Identify existing fire-rated walls and coordinate work to maintain fire-rating.

3.02 INSTALLATION

- A. Install gypsum board in accordance with ASTM C840, GA-216, and manufacturer instructions.
- B. Secure gypsum board to wood framing at required spacing.
- C. At patched areas and doorway infills, provide backing and framing as required for proper attachment.
- D. Seal penetrations and joints as required to maintain fire-resistance and smoke integrity.

3.03 FINISHING

- A. Finish gypsum board to Level 5 unless noted otherwise.
- B. Match texture and finish of adjacent existing surfaces at extended walls, infills, and patches.

END OF SECTION

SECTION 09 31 00 – THIN-SET TILING

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide thin-set ceramic tile and sintered stone tile and slab units for interior floors, walls, wainscots, bases, and backsplash slabs as indicated.
- B. Work includes tile and slab units, setting materials, grout, trim, and accessories.
- C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 8 – Interior Finishes (as applicable)
 - 2. CBC Chapter 11B – Accessibility to Public Buildings (walking surfaces and transitions)
- B. ANSI A108 / A118 / A136 – Installation of Ceramic Tile
- C. ANSI A137.1 – Ceramic Tile
- D. TCNA Handbook for Ceramic, Glass, and Stone Tile Installation

1.03 SUBMITTALS

- A. Product data for tile, simulated stone slabs, thin-set mortar, grout, and trims.
- B. Slip-resistance data for floor tile used on walking surfaces.
- C. Manufacturer installation requirements for large-format tile and slabs.

1.04 QUALITY ASSURANCE

- A. Install tile in accordance with ANSI A108 and TCNA recommendations.
- B. Use materials suitable for commercial interior applications.
- C. Use installers experienced with large-format tile and sintered stone slabs.

PART 2 – PRODUCTS

2.01 CERAMIC TILE (Thin-Set)

- A. Basis of Design Manufacturer: Sonoma Tilemakers.
- B. Standards: Comply with ANSI A137.1.
- C. Use Locations: Interior walls, wainscots, and base.

2.02 SIMULATED STONE TILE AND SLABS

- A. Basis of Design Manufacturers: Neolith® (The Size Surfaces).
- B. Material: Sintered stone.
- C. Use Locations:
 - 1. Floor Tile: Interior flooring.
 - 2. Slabs: Interior countertop and backsplashes.
- D. Floor Tile Performance:
 - 1. Provide tile suitable for interior commercial walking surfaces and compliant with CBC Chapter 11B accessibility requirements.

2.03 SETTING MATERIALS

- A. Thin-Set Mortar:
LATICRETE
 - 1. 254 Platinum or equivalent
 - 2. Complying with ANSI A118.4 or A118.15
 - 3. Approved for large-format tile and slab installations (where occurs).
- B. Grout:
LATICRETE
'Spectralok' complying with ANSI A118.6 or A118.7
- C. Accessories:
 - 1. Manufacturer-approved trims, edge profiles, setting systems, and movement-joint materials suitable for large-format tile and slabs.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify substrates are sound, clean, dry, and suitable for tile and slab installation.
- B. Verify substrate flatness complies with ANSI A108 requirements for large-format tile locations.
- C. Do not install tile over substrates that are uneven or unsuitable.

3.02 INSTALLATION

- A. Install tile and slabs in accordance with:
 - 1. ANSI A108.
 - 2. TCNA Handbook.
 - 3. Neolith and Dekton manufacturer installation instructions.
- B. Use appropriate trowel sizes, back-buttering, and coverage for large-format units.

- C. Set tile plumb, level, and true with uniform joint widths.
- D Provide movement joints at changes in plane and where required by TCNA.
- D. At accessible routes, provide smooth transitions and floor tile suitable for slip resistance per CBC Chapter 11B.

3.03 GROUTING AND CLEANING

- A. Grout joints after setting materials have cured.
- B. Clean tile and slab surfaces using manufacturer-recommended methods and protect until Substantial Completion.

END OF SECTION

SECTION 09 32 00 – MORTAR-BED TILING

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide unbonded, reinforced mortar bed (thick-set) ceramic floor tile over plywood decking on wood-framed floor structure for interior tenant improvement areas as indicated.
- B. Work includes ceramic floor tile, cleavage membrane, reinforced mortar bed, setting materials, grout, and accessories.
- C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and 'or-equal' products shall comply with Section 01 25 00.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 8 – Interior Finishes.
 - 2. CBC Chapter 11B – Accessibility (walking surfaces and transitions).
- B. ANSI A108 / A118 – Ceramic Tile Installation Standards
- C. ANSI A137.1 – Ceramic Tile
- D. TCNA Handbook for Ceramic, Glass, and Stone Tile Installation

1.03 SUBMITTALS

- A. Product data for ceramic floor tile, mortar bed materials, cleavage membrane, reinforcement, grout, and accessories.
- B. Slip-resistance data for ceramic floor tile used on walking surfaces.

1.04 QUALITY ASSURANCE

- A. Install mortar bed tile in accordance with ANSI A108.1B (unbonded reinforced mortar bed).
- B. Subfloor and framing shall meet L/360 minimum deflection for ceramic tile.
- C. Use materials suitable for interior commercial floor applications.

PART 2 – PRODUCTS

2.01 CERAMIC FLOOR TILE

- A. Ceramic floor tile complying with ANSI A137.1.
- B. Tile suitable for interior commercial walking surfaces and compliant with CBC Chapter 11B.
- C. Large format tile selection as indicated on the Finish Schedule/ Sheet INT 0.

2.02 MORTAR BED ASSEMBLY

A. Cleavage Membrane:

1. Asphalt-saturated felt or equivalent, installed over plywood decking in accordance with ANSI A108.1B.

B. Reinforcement:

1. Galvanized welded wire fabric or equivalent, embedded in mortar bed per ANSI A108.1B.

C. Mortar Bed:

1. Portland cement mortar bed complying with ANSI A108.1B.
2. Thickness as required to achieve level finished floor elevations.

D. Bond Coat / Setting Mortar:

1. Thin-set mortar or neat cement slurry as required by ANSI A108.

E. Grout:

1. Cementitious grout complying with ANSI A118.6 or A118.7.
2. Laticrete 'Spectralock', colors as indicated on the Finish Schedule/ Sheet INT 0.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify wood framing and plywood decking are structurally sound and securely fastened.
- B. Verify deflection limits, elevations, and transitions at doors and accessible routes and notify Architect of discrepancies prior to proceeding.

3.02 INSTALLATION

- A. Install cleavage membrane and reinforcement prior to mortar bed placement.
- B. Install unbonded reinforced mortar bed in accordance with ANSI A108.1B.
- C. Set ceramic floor tile true, level, and plumb with uniform joints.
- D. Provide movement joints at perimeters and where required by TCNA.
- E. Provide smooth transitions at accessible routes in accordance with CBC Chapter 11B.

3.03 GROUTING AND CLEANING

- A. Grout joints after mortar bed and tile have cured.
- B. Clean and protect finished tile surfaces until Substantial Completion.

END OF SECTION

SECTION 09 34 19 – WATERPROOFING-MEMBRANE PAVER TILING

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide modification and repair of exterior patio ceramic or paver tile installed over an existing waterproofing membrane system.
- B. Work includes removal and replacement of tile as required, setting materials, accessories, and coordination with existing waterproofing and joint sealants.
- C. Work includes modification of exterior landing areas at new and expanded door openings to comply with CBC Chapter 11B accessibility requirements.
- D. Waterproofing membrane specified for original building construction was Mer-Ko® by Westcoat over plywood decking on wood-framed floor structure.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 15 – Roof Assemblies and Rooftop Structures.
 - 2. CBC Chapter 11B – Accessibility to Public Buildings.
- B. ANSI A108 / A118 – Ceramic Tile Installation Standards.
- C. ANSI A137.1 – Ceramic Tile.
- D. TCNA Handbook for Ceramic, Glass, and Stone Tile Installation.
- E. Manufacturer installation requirements for Westcoat Mer-Ko® waterproofing systems.

1.03 COORDINATION

- A. Coordinate work with Sections
 - 1. 01 31 19 – Field Verification of Existing Conditions.
 - 2. 07 92 00 – Joint Sealants.
 - 3. 08 32 13 - Aluminum Framed Entrances.
- B. Do not compromise integrity of existing waterproofing membrane.
- C. Repair membrane as required to maintain watertight assembly.

1.04 SUBMITTALS

- A. Product data for tile, setting materials, and accessories.
- B. Manufacturer documentation confirming compatibility of tile installation materials with existing membrane.

PART 2 – PRODUCTS

2.01 EXISTING WATERPROOFING MEMBRANE

- A. Existing System: Westcoat Mer-Ko® waterproofing membrane.
- B. Modification and repair of damaged or altered slope areas: Manufacturer-approved Mer-Ko® repair materials and methods.

2.02 TILE / PAVER UNITS

- A. Exterior ceramic tile or paver units complying with ANSI A137.1.
 - B. Tile suitable for exterior exposure and pedestrian traffic.
 - C. Size, color, and finish to match existing or as selected.
-

2.03 SETTING MATERIALS

- A. Setting materials approved by Westcoat for use over Mer-Ko® membrane.
 - B. Mortar system compatible with existing assembly and repair scope.
 - C. Grout: Exterior-grade grout suitable for wet and exterior conditions.
 - D. Accessories: Movement joint materials, edge trims, and drainage components compatible with waterproofing system.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify existing tile assembly and waterproofing membrane type and condition prior to work and notify Architect of discrepancies prior to proceeding.
- B. Identify areas requiring membrane repair prior to tile installation.
- C. Do not begin work until unsatisfactory conditions have been corrected.
- D. Verify slopes to drain are maintained.

3.02 INSTALLATION

- A. Remove existing tile only as required for modifications and repairs.
- B. Repair or restore waterproofing membrane using Westcoat-approved methods prior to installing new tile.
- C. Verify threshold transition and exterior landing are in compliance with CBC Chapter 11B.
- D. Install tile in accordance with ANSI A108, TCNA, and Westcoat Mer-Ko® requirements.

SEQUOIA HEALTH CARE DISTRICT- OFFICE ALTERATIONS

E. Provide movement joints at perimeters and changes in plane.

F. Coordinate sealant joints with Section 07 92 00.

3.03 CLEANING AND PROTECTION

A. Clean tile surfaces and remove debris from drainage paths.

B. Protect repaired tile and waterproofing until Substantial Completion.

END OF SECTION

SECTION 09 65 19 – RESILIENT TILE FLOORING
(VINYL PLANK FLOORING / LUXURY VINYL TILE)

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes modification, extension, and infill of existing vinyl plank flooring (VPF/LVT), including surface preparation, accessories, and transitions.
- B. Work includes selective removal and replacement to match existing flooring where manufacturer is unknown.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. ASTM F1700 – Solid Vinyl Floor Tile.
- C. ASTM F1303 – Sheet Vinyl Floor Covering (as applicable).
- D. ASTM F710 – Preparing Concrete Floors to Receive Resilient Flooring.
- E. ASTM F2170 – Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes.
- F. ASTM E84 – Surface Burning Characteristics of Building Materials.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Field-verify existing flooring type, thickness, edge profile, and finish prior to ordering materials.
- B. Notify Architect of conditions that prevent reasonable visual match before proceeding.

1.04 SUBMITTALS

- A. Product data for proposed replacement vinyl plank flooring.
- B. Installer’s written confirmation that proposed materials are compatible with existing flooring and substrate.
- C. Proposed layout of new material vis a vis existing material to create the most visually unnoticeable transition practical.
- D. Maintenance data for installed materials.

1.05 QUALITY ASSURANCE

- A. Installer shall have minimum 3 years’ experience installing commercial resilient flooring.
- B. Materials shall comply with CBC flame spread and smoke development limits per CBC Section 803.1.2.

1.06 REGULATORY REQUIREMENTS

- A. Provide flooring materials compliant with CDPH Standard Method v1.2 for VOC emissions, where required by Title 24, Part 5.
 - B. Provide slip resistance suitable for commercial occupancies where required by code or manufacturer.
-

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Basis of design: Existing vinyl plank flooring.
- B. Acceptable manufacturers (or equal), subject to visual compatibility:
 - 1. Armstrong
 - 2. Mannington
 - 3. Karndean
 - 4. Tarkett
 - 5. Interface
 - 6. Shaw Contract
 - 7. Approved equal

2.02 MATERIALS

- A. Vinyl Plank Flooring:
 - 1. Commercial-grade luxury vinyl plank (LVP/LVT).
 - 2. Thickness, wear layer, edge profile, and finish to match existing as closely as practicable.
 - 3. Flame spread and smoke developed index compliant with CBC Section 803.1.2.
 - 4. Color and pattern selected by Architect to provide best visual match.
 - B. Adhesives:
 - 1. Manufacturer-recommended for substrate and flooring type.
 - 2. Low-VOC, compliant with SCAQMD Rule 1168.
 - C. Accessories:
 - 1. Transitions, reducers, and edge trims as required to match existing conditions.
 - 2. Color and profile to match adjacent flooring.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify substrate conditions, including flatness, cleanliness, moisture content, and soundness of existing lightweight concrete topping.
 - B. Verify existing flooring condition and interface areas.
-

- C. Do not proceed until unsatisfactory conditions have been corrected.

3.02 PREPARATION

- A. Prepare lightweight concrete topping in accordance with ASTM F710 and flooring manufacturer's requirements.
- B. Perform moisture testing where required by adhesive or flooring manufacturer.
- C. Patch and level substrate to provide smooth, uniform surface suitable for resilient flooring.

3.03 INSTALLATION

- A. Install vinyl plank flooring in accordance with manufacturer's written instructions.
- B. Blend new flooring with existing to minimize visible transitions and pattern discontinuities.
- C. Provide tight, uniform joints and consistent alignment.
- D. Install transitions where required at changes in material, elevation, or room boundary.

3.04 CLEANING AND PROTECTION

- A. Remove adhesive residue and construction debris.
- B. Protect installed flooring from damage until Substantial Completion.

END OF SECTION

SECTION 09 81 16 – ACOUSTIC BLANKET INSULATION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes furnishing and installing acoustic batt insulation in interior wall and ceiling assemblies for sound attenuation.
- B. Work includes coordination with framing, gypsum board, and MEP penetrations.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. ASTM C665 – Mineral Fiber Blanket Thermal Insulation for Light Frame Construction.
- C. ASTM E84 – Surface Burning Characteristics of Building Materials.

1.03 SUBMITTALS

- A. Product data indicating material type, thickness, density, and sound attenuation properties.
- B. Installation instructions.

1.04 QUALITY ASSURANCE

- A. Installer shall be experienced in installation of batt insulation in commercial construction.
- B. Materials shall comply with flame spread and smoke development requirements of CBC Section 803.1.2.

1.05 REGULATORY REQUIREMENTS

- A. Materials shall comply with applicable requirements of CBC Chapter 7 for interior finishes.
- B. Provide insulation materials with no required vapor retarder unless specifically indicated.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable manufacturers:
 - 1. Owens Corning
 - 2. Johns Manville
 - 3. CertainTeed
 - 4. Knauf Insulation
 - 5. Approved equal

2.02 MATERIALS

A. Acoustic Batt Insulation:

1. Unfaced mineral fiber or fiberglass batt insulation.
 2. Thickness: Sized to completely fill stud or joist cavity.
 3. Density and configuration suitable for sound attenuation.
 4. Flame spread index ≤ 25 ; smoke developed index ≤ 450 per ASTM E84.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify framing cavities are free of obstructions and ready to receive insulation.
- B. Do not proceed until unsatisfactory conditions have been corrected.

3.02 INSTALLATION

- A. Install insulation in accordance with manufacturer's written instructions.
- B. Fit batts snugly within framing cavities without gaps, voids, or compression.
- C. Cut and fit insulation neatly around penetrations, outlets, and services.
- D. Provide continuous insulation in walls and ceilings indicated to receive acoustic treatment.

3.03 CLEANING AND PROTECTION

- A. Remove loose fibers and debris from exposed surfaces.
 - B. Protect installed insulation from moisture and damage prior to enclosure.
-

END OF SECTION

SECTION 09 91 13 – EXTERIOR PAINTING

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes surface preparation and painting of exterior surfaces affected by alterations, including new, patched, and disturbed areas at modified window and door openings.
- B. Substrates include cement stucco, concrete, wood, and metal, as applicable.
- C. Work is limited to alteration areas, adjacent feathered surfaces, and other selected areas as indicated; repainting of entire building is not included.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. ASTM D16 – Terminology for Paint, Related Coatings, Materials, and Applications.
- C. ASTM D3359 – Measuring Adhesion by Tape Test.
- D. ASTM E84 – Surface Burning Characteristics of Building Materials (as applicable).
- E. ASTM C926 – Application of Portland Cement-Based Plaster.
- F. ASTM C1063 – Installation of Lathing and Furring for Portland Cement-Based Plaster.

1.03 SUBMITTALS

- A. Product data for primers and finish coatings.
- B. Manufacturer’s application instructions.
- C. Color and sheen brush outs for each separate surface condition.

1.04 QUALITY ASSURANCE

- A. Materials shall be manufactured by a single manufacturer for each coating system.
- B. Coatings shall comply with VOC limits applicable to exterior architectural coatings in California.

1.05 REGULATORY REQUIREMENTS

- A. Fire-retardant coatings, where used, shall comply with CBC Chapter 7.
- B. Comply with Title 24, Part 11 and SCAQMD Rule 1113 for VOC content.
- C. Coordinate curing and repainting of stucco with Section 09 24 00 Cement Plastering.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Acceptable manufacturers:

1. Sherwin-Williams
2. Benjamin Moore
3. Dunn-Edwards
4. Kelly-Moore
5. Approved equal

2.02 MATERIALS

A. Primers:

1. Exterior-grade primer compatible with substrate (stucco, concrete, wood, metal).
2. Alkali-resistant primer for cement stucco.
3. Rust-inhibitive primer for ferrous metal, where required.

B. Finish Coatings:

1. Exterior-grade acrylic or elastomeric coating suitable for substrate and exposure.
2. Vapor-permeable coating for cement stucco substrates.
3. Color, texture, and sheen selected to match adjacent existing finishes as closely as practicable.

C. Accessories:

1. Fillers, patching compounds, and sealants compatible with coating system and substrate.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify substrates are sound, clean, dry, and suitable for painting.
- B. Verify new and patched stucco has cured in accordance with Section 09 24 00 and coating manufacturer's requirements.
- C. Field-verify extent of surfaces requiring painting due to exterior alterations.
- D. Do not proceed until unsatisfactory conditions have been corrected.

3.02 SURFACE PREPARATION

- A. Clean surfaces of dirt, dust, loose paint, efflorescence, laitance, and contaminants.
 - B. Patch and repair minor surface defects to provide smooth, uniform appearance.
 - C. Allow new or patched cement stucco to cure a minimum of 7 days, or longer if required by coating manufacturer, prior to priming.
 - D. Prime exposed substrates in accordance with manufacturer's recommendations.
-

3.03 APPLICATION

- A. Apply coatings in accordance with manufacturer's written instructions.
- B. Apply minimum number of coats required to achieve uniform coverage and color.
- C. Prime all new and patched stucco prior to finish coats.
- D. Feather and blend new coatings into adjacent existing surfaces to minimize visible transitions.

3.04 CLEANING AND PROTECTION

- A. Remove paint splatter and debris from adjacent surfaces.
- B. Protect finished work from damage until completion of exterior alterations.

END OF SECTION

SECTION 09 91 23 – INTERIOR PAINTING

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes surface preparation and painting of interior substrates affected by alterations, including new walls, extensions of existing walls, patched wall areas where doors are removed or relocated, new drop soffits, and ceiling patching.
- B. Substrates include gypsum wallboard, wood trim, and exposed metal grilles and accessories.
- C. Work is limited to new, exposed, or disturbed surfaces; repainting of entire interior spaces is not included.
- D. Coordinate interior painting with gypsum board finish levels specified in Section 09 29 00 Gypsum Board.

1.02 REFERENCES

- A. California Building Code (CBC), 2022 Edition.
- B. ASTM D16 – Terminology for Paint, Related Coatings, Materials, and Applications.
- C. ASTM D3359 – Measuring Adhesion by Tape Test.
- D. ASTM E84 – Surface Burning Characteristics of Building Materials.
- E. ASTM C840 – Application and Finishing of Gypsum Board.
- F. GA-214 – Recommended Levels of Gypsum Board Finish.

1.03 SUBMITTALS

- A. Product data for primers and finish coatings.
- B. Manufacturer’s application instructions.
- C. Color and sheen selections where required.

1.04 QUALITY ASSURANCE

- A. Use coating materials from a single manufacturer for each substrate.
- B. Materials shall comply with VOC limits applicable to interior architectural coatings in California.

1.05 REGULATORY REQUIREMENTS

- A. Comply with CBC Section 803 for flame spread and smoke development where applicable.
- B. Comply with Title 24, Part 11, CALGreen, and SCAQMD Rule 1113 for VOC content.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Acceptable manufacturers:

1. Sherwin-Williams
2. Benjamin Moore
3. Dunn-Edwards
4. Kelly-Moore
5. Approved equal

2.02 MATERIALS

A. Primers

1. Interior-grade primer compatible with substrate and finish coat.
2. Metal primer suitable for ferrous or non-ferrous metal grilles and accessories.

B. Finish Coatings

1. Interior latex or acrylic coatings suitable for commercial office use.
2. Low-VOC formulations.
3. Sheen and color as selected to match adjacent existing finishes where required.

C. Accessories

1. Patching compounds, fillers, and sealants compatible with coating system and substrate.
-

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify substrates are sound, clean, dry, and suitable for painting.
- B. Verify gypsum board finishing is complete to the required Level of Finish in accordance with Section 09 29 00 prior to priming and painting.
- C. Field-verify extent of surfaces requiring painting due to alterations.
- D. Do not proceed until unsatisfactory conditions have been corrected.

3.02 SURFACE PREPARATION

- A. Clean surfaces of dust, oils, loose material, and contaminants.
- B. Patch, sand, and repair surface imperfections to provide smooth, uniform appearance.
- C. Prime all new and patched substrates prior to finish coats.

D. Gypsum Board Finish Coordination:

1. Provide painting only after gypsum board surfaces have been finished in accordance with ASTM C840 and GA-214, as specified in Section 09 29 00.
2. Coordinate paint sheen and lighting conditions with the following finish levels:
3. Gypsum board finish:
 - a. Level 5 Finish typical unless otherwise noted: Surfaces receiving semi-gloss, gloss, or flat paints under critical lighting conditions.
 - b. Level 4 Finish: Painted wall and ceiling surfaces not subject to critical lighting or glossy finishes and not otherwise specified for Level 5 finish. Closets, Utility Areas, etc.
4. Do not apply primer or finish coats over gypsum board surfaces that do not meet the specified level of finish.
5. Painting does not correct deficiencies in gypsum board finishing.

3.03 APPLICATION

- A. Apply coatings in accordance with manufacturer's written instructions.
- B. Apply minimum number of coats required to achieve uniform coverage and color.
- C. Paint exposed metal grilles and accessories to match adjacent surfaces unless noted otherwise.
- D. Apply primer and finish coats consistent with the specified gypsum board finish level to avoid telegraphing joints, fasteners, or surface irregularities.
- E. Feather and blend new paint into adjacent existing finishes to minimize visible transitions.

3.04 CLEANING AND PROTECTION

- A. Remove paint splatter and debris from adjacent surfaces.
- B. Protect finished work from damage until completion of interior alterations.

END OF SECTION

SECTION 10 14 00 – SIGNAGE

PART 1 – GENERAL

1.01 SUMMARY

- A. Provide interior accessibility signage required by the 2022 California Building Code (CBC), Chapter 11B.
- B. Includes tactile and Braille signs for room identification and other interior spaces where required.

1.02 CODES AND REFERENCES

- A. 2022 California Building Code (CBC), including:
 - 1. CBC Chapter 11B – Accessibility to Public Buildings
 - 2. CBC Sections 11B-216 and 11B-703– Signs

1.03 SUBMITTALS

- A. Manufacturer’s cut sheets showing:
 - 1. Raised character height and stroke
 - 2. Braille type and spacing
 - 3. Color contrast
 - 4. Mounting method

1.04 QUALITY ASSURANCE

- A. Signs shall be produced by a manufacturer experienced with CBC/ADA tactile signage.
 - B. Provide signs that comply with CBC 11B, not federal ADA standards alone.
-

PART 2 – PRODUCTS

2.01 ACCESSIBILITY SIGNS

- A. Tactile Characters:
 - 1. Raised characters complying with CBC 11B-703.2
 - 2. Uppercase or lowercase permitted; sans serif
 - 3. Characters shall have non-glare finish
- B. Braille:
 - 1. Contracted (Grade 2) Braille complying with CBC 11B-703.3
 - 2. Located directly below corresponding tactile text

C. Contrast:

1. Contrast between characters and background per CBC 11B-703.5

D. Typical Interior Signs (as required):

1. Room identification (e.g., offices, conference rooms)
 2. Restrooms
 3. Exit stairways
 4. Other permanent rooms or spaces required by CBC 11B-216
-

PART 3 – EXECUTION

3.01 INSTALLATION

A. Install signs in accordance with CBC 11B-703.4, including:

1. Mount on latch side of door, or nearest adjacent wall where latch side is not available
2. Mounting height: 48 inches min. to 60 inches max. to tactile characters above finish floor
3. Clear floor space maintained at sign location

3.02 FIELD QUALITY CONTROL

A. Verify correct locations, mounting heights, and readability.

B. Replace signs that do not comply with CBC Chapter 11B.

END OF SECTION

SECTION 10 22 39 - FRAMELESS ALL GLASS FOLDING SYSTEM

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes furnishing and installing a top-hung, hinged-panel, aluminum and glass door system that includes:
 - 1. Aluminum rails
 - 2. Top track
 - 3. Folding panels
 - 4. Paired panels
 - 5. Swing panel opposite a chain of folding panels
 - 6. Single action swing panel
 - 7. Folding/swinging hardware
 - 8. Sealing brushes
 - 9. Glass and glazing
 - 10. Suspended ceiling support profile
 - 11. Accessories as required for a complete working installation
- B. Related Documents and Sections: Contractor to examine Contract Documents for requirements that directly affect or are affected by Work of this Section. A list of those Documents and Sections include, but is not limited to, the following:
 - 1. Drawings and general provisions of the Contract, including Division 01 Specification Sections, apply to this Section.
 - 2. Rough Carpentry: Wood framing R.O. and blocking as indicated on Structural Drawings.
 - 3. Section 06 20 00, Finish Carpentry.
- C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and 'or-equal' products shall comply with Section 01 25 00.

1.02 REFERENCES

- A. Reference Standards in accordance with Division 01 and current editions from the following:
 - 1. AAMA. American Architectural Manufacturers Association; www.aamanet.org.
AAMA 611, Voluntary Specification for Anodized Architectural Aluminum.
AAMA 920-11, Specification for Operating Cycle Performance of Side-Hinged Door Systems.
AAMA 1304-02, Voluntary Specification for Forced Entry Resistance of Side-Hinged Door Systems.

AAMA 2604, Voluntary Specifications, Performance Requirements, and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels.

2. ANSI. American National Standards Institute; www.ansi.org.

ANSI Z97.1, Safety Performance Specifications and Methods of Test for Safety Glazing Material Used in Buildings.

3. ASTM. ASTM International; www.astm.org.

ASTM C1036, Standard Specification for Flat Glass.

ASTM C1048, Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass.

ASTM D1003, Standard Test Method for Haze and Luminous Transmittance of Transparent Plastics.

ASTM E330, Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

ASTM E2068, Standard Test Method to Determine the Opening and Breakaway Forces of Sliding Windows and Doors.

4. CPSC. Consumer Product Safety Commission; www.cpsc.gov

CPSC 16CFR-1201, Safety Standard for Architectural Glazing Materials.

5. HPD. Health Product Declaration v2.3; <https://www.hpd-collaborative.org/>

VOC Emission, inherently non-emitting source per LEED v4.

6. IBC. International Building Code; www.iccsafe.org

IBC 2403.4, Differential deflection of two adjacent unsupported sliding glass panels.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate top-hung head track support with structural drawings.
2. Coordinate All Glass Folding Partition system and framing R.O.

B. Pre-installation Meetings: See Section 01 30 00.

1.04 SUBMITTALS

A. For Contractor submittal procedures see Section 01 33 00.

B. Product Data: Submit manufacturer's printed product literature for each All Glass Folding Partition system to be incorporated into the Work. Show performance test results and details of construction relative to materials, dimensions of individual components, profiles, and colors.

C. Product Drawings: Indicate All Glass Folding Partition system component sizes, dimensions and framing R.O., configuration, pivot and swing panels, direction of swing, stacking layout, typical head jamb, side jambs and sill details, type of glazing material, handle height and field measurements.

- D. Installation, Operation and Maintenance Data: Submit Owner's Manual from manufacturer. Identify with project name, location and completion date, and type and size of unit installed.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer capable of providing complete, precision built, engineered, pre-fitted units with thirty five (35) years' experience in the sale of folding door systems for large openings in the North American market.
 - 1. Manufacturer to have ISO 9001: 2015 quality management system registration.
 - 2. Manufacturer to have ISO 14001: 2015 environmental management system registration.
- B. Installer Qualifications: Installer experienced in the installation of manufacturer's products or other similar products for large openings. Installer to provide reference list of at least three (3) projects of similar scale and complexity successfully completed in the last three (3) years.
 - 1. Installer to be trained and certified by manufacturer.
- C. Single Source Responsibility: Furnish All Glass Folding Partition system materials from one manufacturer for entire Project.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's instructions and recommendations, and as follows:
 - 1. Deliver materials to job site in sealed, unopened cartons or crates.
Upon receipt, inspect the shipment to ensure it is complete, in good condition and meets project requirements.
 - 2. Store material under cover in a clean and dry location, protecting units against weather and defacement or damage from construction activities, especially to the edges of panels.

1.07 FIELD CONDITIONS

- A. Field Measurements: Contractor to field verify dimensions of:
 - 1. Rough openings (R.O.)
 - 2. Recessed channel for floor track.
- B. Mark field measurements on product drawing submittal.

1.08 WARRANTY

- A. Manufacturer Warranty: Provide All Glass Folding Partition system manufacturer's standard limited warranty as per manufacturer's published warranty document in force at time of purchase, subject to change, against defects in materials and workmanship.
 - 1. Warranty Period beginning with the earliest of 120 days from Date of Delivery or Date of Substantial Completion:
 - a. Rollers: Ten (10) years
 - b. All Other Components Except Screens: Ten (10) years
 - c. Exception: Five (5) years if NOT installed by manufacturer's specific system

approved or certified trained installer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis-of-Design Product by Manufacturer: NanaWall FSW75 by NANA WALL SYSTEMS, INC. (www.nanawall.com)

NANA WALL SYSTEMS, INC.
100 Meadow Creek Drive, Corte Madera, CA 94925
Toll Free (800) 873-5673
Telephone: (415) 383-3148
Fax: (415) 383-0312
Email: info@nanawall.com

- B. Reference Quote #Q-80516.

2.02 PERFORMANCE / DESIGN CRITERIA

- A. Performance Criteria (Lab Tested):

1. Operation / Cycling Performance – Single Action End Panel with Hinges

(DIN EN ISO 12400)		100,000 cycles
(AAMA 920)		500,000 cycles
2. Project Wind Loads (ASCE 7): System designed to withstand 20 psf (958 Pa) core required positive and negative pressure as minimum loads normal to the plane of the wall as required by authorities having jurisdiction.
3. Operating Force (ASTM E-2068):

	Initiate Motion	Maintain Motion
Single/Double Action End Panel	1 lbf (4 N)	1 lbf (4 N)

- B. Design Criteria:

1. Sizes and Configurations: As indicated by the drawings for selected number and size of panels, location of swing panel and single/double action end panel.
2. Unit Operation: Adjustable folding hardware with top and bottom tracks.
3. Panel Type:
 - a. Folding
 - b. Non-sliding end single action
 - c. Panel Configuration: Straight
4. Mounting Type: Top-hung
5. Sill Type: U-Channel

2.03 MATERIALS

- A. All Glass Folding Partition Description: All glass, top-hung, single track folding system with no vertical profiles. Manufacturer's top and bottom channel frame and panel profiles, with head track, floor track, side jambs, folding-swing panels with dimensions as shown on Drawings.
1. Panel Size (W x H): As indicated.
 2. Provide aluminum head track, hinges/pivot points, and face and edges of top and bottom rails.
 3. Finish - Anodized (AAMA 611): Clear
 4. Panels: Single lite.
 5. Head Track Height x Depth: 3-1/16 inch x 2-3/4 inch (78 mm x 70 mm)
 6. Top & Bottom Rail Depth: 1-7/16 inch (36 mm)
 7. Top Rail Height: 3-15/16 inch (100 mm)
 8. Bottom Rail Height: ADA, aluminum chamfered, 4-3/4 inch (120 mm).
 9. Rail End Cap at Last Folding Panel: Smooth with bumpers on one panel end.
 10. Rail End Cap in between Folding Panels: Consists of one- or two-part hinge assembly with bumper on one panel end.
 11. Sill Type: Floor track with clear anodized ADA compliant recessed U-Channel guide track.
 12. Aluminum Extrusions: AlMgSi0.5 alloy, 6063-T5 (F-22 - European standard)
Thickness: 0.078-inch (2.0 mm) nominal
- B. Glass and Glazing:
1. Safety Glazing: In compliance with ANSI Z97.1, CPSC 16CFR 1201, ASTM C1036 and ASTM C1048.
 2. Manufacturer's standard tempered single lite glass.
Glass Thickness: 1/2 inch (12 mm)
 3. Edges: Flat polished/ground butt for all straight panels and mitered/beveled at corner panels.
Factory Glazing:
 - a. Clamp installed for equal distribution of weight.
 - b. Glass edge top rail clearance to be no more than 1/8-inch (3 mm) with a minimum 7/8- inch (22 mm) bite.
 - c. Glass installed with bolts only NOT acceptable.
- C. Carrier Hardware:
1. Pairs of Folding Panels: Provide unidirectional sliding panel carrier attached to panel with a stainless-steel cast shoe and a stainless-steel ball bearing axle.
Carriers to be with four (4) glass fiber reinforced polyamide wheels with memory effect,

two (2) guiding rollers, and polyamide bumpers to avoid metal on metal contact for quiet and smooth operation.

Metal-on-metal contact between top-track and carriers NOT acceptable.

2. Maximum carrying capacity of one carrier on a panel to be 330 lbs. (150 kg).
 3. Adjustment: Provide system capable of specified amount of adjustments without removing panels from tracks.
- D. Hinge Hardware:
1. Provide top and bottom rail with concealed 2-part hinge with stainless steel hinge pin, two (2) concealed set screws for security, and equal distribution of weight carried by two (2) encapsulated axial grooved ball bearings.
- E. Hardware for pairs of folding panels:
1. Quick release floor bolt with spring loaded security feature.
- F. Hardware for Primary or Secondary Single Action Swing Panel Attached to Chain of Folding Panel(s):
1. Floor bolt with mortise cylinder.
- G. Hardware on Non-Sliding End Single/Double Action Panel(s):
1. Single action panel with pivot point.
 2. Single action with manufacturer's standard overhead door closer in closest match aluminum finish.
- H. Handles on Non-Sliding End Single Action Panel(s):
1. Lever handles on both sides with latch in brushed stainless steel finish (no lock set) and matching strike plate on opposite panel to be located at handle height
- I. Other Components:
1. Horizontal Seals: Provide adjustable sealing brush for the outside of top rail.
 2. Bumpers: Provide recessed polyamide bumpers on one end of sliding panel end caps, at the top and bottom.
 3. Transparent Vertical Gaskets: Between folding panels, provide UV resistant edge mounted gaskets with a Light Transmission (LT) of 75 percent or higher per ASTM D1003.
- H-gaskets act as permanent fastener and capture the edges to prevent differential deflection of two adjacent unsupported All Glass panels per IBC 2403.4. For single action end panel adjacent to a folding panel, an edge protector is supplied.

2.04 FABRICATION

- A. Extruded aluminum frame and rail profiles, folding hardware, locking hardware and handles, and glass used to fabricate a folding frameless glass wall.
1. Each unit factory pre-assembled and shipped with all components and installation instructions.

2. Exposed work to be carefully matched to produce continuity of line and design with all joints.
3. No raw edges visible at joints.

2.05 ACCESSORIES

- A. Center pivot- folding FSW75 system with finish to match, as indicated. See Door Schedule.
 - B. Single doors as indicated on Door Schedule/ Sheet A0.2.
 - C. Sidelights with finish to match, as indicated. See Door Schedule.
-

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examination and Acceptance of Conditions per Section 01 70 00 and as follows:
 1. Carefully examine rough openings with Installer present, for compliance with requirements affecting Work performance.
 - a. Verify that field measurements, substrates, cleanliness, tolerances, level, plumb, square, with no unevenness, bowing, or bumps on floor, not only in the rough opening area but also in the single action panel swing areas, and other conditions are as required by the manufacturer, and ready to receive Work.
 - b. Verify the structural integrity of the header for deflection with live and dead loads limited to 1/4 inch (6 mm). Provide structural support for lateral loads, and eccentric load when the panels are stacked open.
 2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

- A. General: Install All Glass Folding Partition system in accordance with the Drawings, approved submittals, manufacturers' recommendations, and installation instructions, and as follows:
 1. Properly seal around opening perimeter.
 2. Securely attach anchorage devices to rigidly fit top head track in place, level, straight, plumb, and square. Install frame in proper elevation, plane and location, and in proper alignment with other work.
 3. Install panels, handles, lockset, and other accessories in accordance with manufacturer's recommendations and instructions.

3.03 FIELD QUALITY CONTROL

- A. Field Tests and Inspections per Section 01 40 00 of the following:
 1. Verify the All Glass Folding Partition system operates and functions properly. Adjust hardware for proper operation.

- B. Non-Conforming Work: Repair or replace non-conforming work as directed by the Architect in accordance with Section 040 00 Quality Requirements, and Section 01 070 00 Execution and Closeout Requirements.

3.04 CLEANING AND PROTECTION

- A. Keep units closed and protect All Glass Folding Partition installation against damage from construction activities.
- B. Remove protective coatings and use manufacturer recommended methods to clean exposed surfaces.

END OF SECTION

SECTION 10 28 13 – TOILET ROOM ACCESSORIES

PART 1 – GENERAL

1. SUMMARY

A. Furnish and install new toilet room accessories including:

1. Wall-mounted mirrors.

B. Salvage and reinstall existing toilet room accessories including:

1. Grab bars.

2. Toilet paper dispensers.

3. Seat cover dispensers.

4. Soap dispensers.

5. Combination paper towel dispenser and waste receptacles.

C. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

2. REFERENCES

A. California Building Code (CBC), 2022 Edition, Chapter 11B – Accessibility

B. ICC A117.1 – Accessible and Usable Buildings and Facilities

C. ASTM A240 – Stainless Steel Sheet

D. ASTM C1036 – Flat Glass

E. ASTM C1503 – Silvered Glass Mirrors

3. SUBMITTALS

A. Manufacturer’s product data for each new accessory type:

1. Installation instructions.

2. Accessibility compliance statement indicating conformance with CBC 11B mounting heights, clearances, and operability.

4. QUALITY ASSURANCE

1. Single manufacturer for each accessory type.

2. Products shall be commercial-grade toilet accessories.

PART 2 – PRODUCTS

1. MANUFACTURERS (New items)

A. Subject to compliance with all requirements:

1. Wall mounted mirror by Generation Lighting.

2. GENERAL MATERIAL REQUIREMENTS

A. Verify compliance of existing items to be reused with all requirements:

1. Stainless steel: Type 304, satin finish, unless noted otherwise.
2. Exposed fasteners: Tamper-resistant.
3. Accessories shall be suitable for heavy commercial use.

3. ACCESSORIES

A. Wall-Mounted Mirrors

1. As indicated on Interior Elevations/ Sheet INT 3.2
2. Minimum 1/4-inch thick silvered float glass with moisture-resistant backing.
3. Frameless with concealed mounting clips.
4. CBC 11B: Bottom of reflecting surface max 40 inches AFF above lavatories.

B. Grab Bars

1. Diameter: 1-1/4 to 1-1/2 inches.
2. Stainless steel with concealed mounting flanges.
3. Load resistance: 250 pounds minimum.
4. CBC 11B: Mounting height 33 to 36 inches AFF to top of gripping surface.

C. Toilet Paper Dispensers

1. Recessed, single-roll type.
2. CBC 11B: Mount 7 to 9 inches in front of water closet and 15 to 48 inches AFF.

D. Seat Cover Dispensers

1. Surface-mounted stainless steel units.
2. Mounted within accessible reach ranges per CBC 11B.

E. Soap Dispensers

1. Manual or sensor-operated.
2. Operable with one hand and no tight grasping, pinching, or twisting.
3. Mounted within CBC 11B reach ranges.

F. Combination Paper Towel Dispenser and Waste Receptacle

1. Fully recessed stainless steel units.
 2. Dispenser operable with one hand and minimal force.
 3. Mounted with operable parts within 15 to 48 inches AFF per CBC 11B.
-

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify wall substrates and blocking are adequate to support accessories.
- B. Verify dimensions and locations comply with CBC 11B prior to installation.

2. INSTALLATION

- A. Install accessories plumb, level, and securely anchored per manufacturer's instructions.
- B. Coordinate exact mounting heights and locations to maintain accessibility clearances.
- C. Use concealed fasteners where exposed surfaces occur.

3. CLEANING AND PROTECTION

- A. Clean accessories after installation.
 - B. Protect installed accessories from damage until Substantial Completion.
-

END OF SECTION

SECTION 10 44 13 – FIRE EXTINGUISHER CABINETS

PART 1 – GENERAL

1. SUMMARY

- A. Furnish and install semi-recessed fire extinguisher cabinets, including trim, doors, glazing, and mounting accessories.
- B. Coordinate cabinet size, mounting height, and location with required fire extinguisher types.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. California Fire Code (CFC), 2022 Edition
- C. NFPA 10 – Standard for Portable Fire Extinguishers
- D. ASTM A240 – Stainless Steel Sheet
- E. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Product data indicating cabinet type, size, materials, door style, trim, and rough opening.
- B. Shop drawings showing cabinet dimensions, mounting heights, and wall conditions.
- C. Installation instructions.

4. QUALITY ASSURANCE

- A. Cabinets shall be standard commercial fire extinguisher cabinets manufactured by a single manufacturer.
- B. Products shall be listed or labeled where required by the AHJ.

PART 2 – PRODUCTS

1. MANUFACTURERS

- A. Subject to compliance with requirements:
 - 1. JL Industries
 - 2. Larsen’s Manufacturing
 - 3. Potter Roemer
 - 4. Or approved equal.

2. CABINETS

- A. Type: Semi-recessed fire extinguisher cabinet with surface trim flange.
- B. Construction: Cold-rolled steel or stainless steel.
- C. Finish: Baked enamel or stainless steel.
- D. Door:
 - 1. Solid metal or glazed with clear tempered glass.
 - 2. Labeled "FIRE EXTINGUISHER" where required by CFC or AHJ.
- E. Size: Sized to accommodate specified extinguisher.

3. FIRE EXTINGUISHERS (COORDINATION REQUIREMENTS)

- A. Classification: Minimum 2A:10B:C, unless otherwise required by CFC or AHJ.
- B. Type: ABC dry chemical, portable extinguisher.
- C. Quantity and distribution: As required by CFC and NFPA 10.

4. MOUNTING HEIGHTS – NFPA 10

- A. Where extinguishers have a gross weight not exceeding 40 lbs:
 - 1. Top of extinguisher shall be not more than 5 feet above finished floor (AFF).
- B. Where extinguishers have a gross weight exceeding 40 lbs:
 - 1. Top of extinguisher shall be not more than 3 feet 6 inches AFF.
- C. Bottom of extinguisher shall be not less than 4 inches AFF.
- D. Cabinet installation shall allow extinguisher handle and operable parts to comply with CBC Chapter 11B reach ranges.

5. ACCESSIBILITY

- A. Cabinets shall not project into required means of egress in excess of CBC limits.
- B. Operable parts shall be within 15 to 48 inches AFF where required by CBC 11B.
- C. Cabinet doors shall not create protruding object hazards.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify wall construction, fire-resistance requirements, and rough openings prior to installation.
- B. Coordinate cabinet placement with egress paths and accessibility clearances.

2. INSTALLATION

- A. Install cabinets plumb, level, and securely anchored to wall framing.
- B. Maintain required fire-resistance rating of walls where cabinets are installed.
- C. Mount cabinets so installed fire extinguishers comply with NFPA 10 mounting height requirements.

3. ADJUSTING AND CLEANING

- A. Adjust doors for smooth operation.
- B. Clean cabinet surfaces and glazing.
- C. Protect cabinets from damage until Substantial Completion.

END OF SECTION

SECTION 10 44 16 – PORTABLE FIRE EXTINGUISHERS

PART 1 – GENERAL

1. SUMMARY

- A. Furnish and install portable fire extinguishers complete with mounting brackets or cabinets.
- B. Coordinate extinguisher type, size, quantity, and locations with fire code requirements.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. California Fire Code (CFC), 2022 Edition
- C. NFPA 10 – Standard for Portable Fire Extinguishers

3. SUBMITTALS

- A. Product data indicating extinguisher type, rating, size, and mounting method.
- B. Installation instructions.
- C. Certification tag or documentation indicating extinguisher is new and fully charged.

4. QUALITY ASSURANCE

- A. Fire extinguishers shall be listed and labeled by a nationally recognized testing agency.
- B. Installation shall comply with NFPA 10 and AHJ requirements.

PART 2 – PRODUCTS

1. MANUFACTURERS

- A. Subject to compliance with requirements:
 - 1. Amerex
 - 2. Kidde
 - 3. Ansul
 - 4. Buckeye
 - 5. Or approved equal.

2. FIRE EXTINGUISHERS

- A. Type: Portable ABC dry chemical fire extinguishers.
- B. Minimum Rating: 2A:10B:C, unless otherwise required by CFC or AHJ.

C. Capacity: As required to achieve minimum rating.

D. Condition: New, fully charged, and provided with inspection tag.

1. Exception: Where specifically noted as 'to be relocated' in the Drawings.

3. MOUNTING ACCESSORIES

A. Wall-mounted steel brackets or approved fire extinguisher cabinets.

B. Hardware suitable for wall construction.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify wall substrates and mounting locations.

B. Coordinate locations with means of egress and accessibility requirements.

2. INSTALLATION

A. Install extinguishers in locations required by CFC and NFPA 10, including travel distance limits.

B. Mounting Heights – NFPA 10:

1. Where extinguisher gross weight is 40 pounds or less:

a. Top of extinguisher: Maximum 5 feet above finished floor (AFF).

2. Where extinguisher gross weight exceeds 40 pounds:

b. Top of extinguisher: Maximum 3 feet 6 inches AFF.

3. Bottom of extinguisher: Minimum 4 inches AFF.

C. Install so extinguishers are readily accessible and not obstructed.

3. ACCESSIBILITY

A. Install extinguishers to comply with CBC Chapter 11B, including:

1. Operable parts within 15 to 48 inches AFF where applicable.

2. No protruding object hazards within required circulation paths.

4. FINAL INSPECTION

A. Provide extinguishers ready for inspection by the AHJ.

B. Replace damaged or discharged units prior to project closeout.

END OF SECTION

SECTION 10 57 23.16 – PLASTIC LAMINATE–CLAD CLOSET AND UTILITY SHELVING

PART 1 – GENERAL

1. SUMMARY

- A. Provide plastic laminate–clad shelving for closets, storage rooms, and utility spaces.
- B. Coordinate materials, fabrication quality, and performance criteria with custom plastic laminate architectural wood casework elsewhere in the Project.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. AWI / WI Architectural Woodwork Standards (AWS), Current Edition
 - 1. Section 300 – Casework
 - 2. Custom Grade (for material quality and performance benchmarks)
- C. NEMA LD 3 – High-Pressure Decorative Laminates
- D. ANSI A208.1 – Particleboard
- E. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Product data and shop drawings indicating shelf dimensions, thickness, laminate finish, edge treatment, supports, and anchorage.
- B. AWI Custom Grade Compliance Statement, signed by fabricator, indicating materials and workmanship meet AWS Custom Grade criteria.

4. QUALITY ASSURANCE

- A. Fabricator/installer shall have minimum 3 years' experience with commercial laminate shelving systems.
- B. Shelving workmanship and tolerances shall be consistent with AWI Custom Grade standards.

PART 2 – PRODUCTS

1. SHELF CONSTRUCTION

- A. Shelves:
 - 1. Minimum 3/4-inch industrial-grade particleboard or MDF.
 - 2. Plastic laminate on exposed faces with balancing laminate on concealed faces.

B. Finish:

1. High-pressure decorative laminate complying with NEMA LD 3.
2. Color and pattern as selected by Architect.

C. Edges:

1. Matching PVC or ABS edge banding, minimum 1 mm thick.
2. Fully bonded; smooth; no sharp edges.

2. SUPPORTS AND HARDWARE

A. Shelf standards, brackets, or concealed supports:

1. Commercial-grade steel or aluminum.
2. Adjustable where indicated.

B. Fasteners:

1. Mechanical fasteners suitable for substrate.
2. Concealed where exposed to view.

3. PERFORMANCE REQUIREMENTS

- A. Shelf deflection shall not exceed $L/180$ under design load, consistent with AWI Custom Grade criteria.
- B. Shelving shall support a minimum uniform load of 40 psf.
- C. Materials shall comply with CBC flame spread and smoke development limits when tested per ASTM E84.

4. ACCESSIBILITY

- A. Where shelving is required to be accessible, comply with CBC Chapter 11B, including:
 1. Reach range requirements.
 2. Clear floor space.
 3. Operable components usable without tight grasping, pinching, or twisting.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify wall substrates, blocking, and framing are adequate to support shelving loads.
- B. Verify field dimensions prior to fabrication and installation.

2. INSTALLATION

- A. Install shelving plumb, level, and securely anchored to structure.
- B. Coordinate shelf heights and spacing with drawings and adjacent casework.
- C. Provide fillers, scribes, and trim for tight joints at walls and adjacent construction.

3. CLEANING AND PROTECTION

- A. Clean shelving surfaces after installation.
- B. Protect installed shelving from damage until Substantial Completion.

END OF SECTION

SECTION 10 71 13 – EXTERIOR SUN CONTROL DEVICES

PART 1 – GENERAL

1. SUMMARY

- A. Provide exterior retractable sun control devices, including awnings, mounting hardware, accessories, and controls.
- B. Products specified in this Section are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00..

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility
- C. CBC Chapter 16 – Structural Design (wind loads)
- D. ASTM E84 – Surface Burning Characteristics
- E. NFPA 701 – Flame Propagation of Textiles (where applicable)
- F. ASCE 7 – Minimum Design Loads for Buildings and Other Structures

3. SUBMITTALS

- A. Product data and manufacturer’s installation instructions.
- B. Shop drawings indicating dimensions, mounting locations, clearances, and anchorage.
- C. Structural calculations and anchorage details stamped by a California-licensed professional, where required.
- D. Fabric flame-resistance certifications.
- E. Operation and maintenance data.

4. QUALITY ASSURANCE

- A. Installer shall be authorized by the manufacturer and experienced with similar commercial installations.
- B. Provide products fabricated and installed in accordance with manufacturer requirements and CBC.

5. COORDINATION

- A. Coordinate mounting locations with façade construction, waterproofing, and structural framing.
 - B. Coordinate projection and operating clearances with accessible routes and required headroom per CBC Chapter 11B.
-

PART 2 – PRODUCTS

1. MANUFACTURER

- A. Basis of Design: Markilux 1700 as indicated on Architectural Drawings/ Sheet A4.2.

2. MATERIALS AND CONSTRUCTION

- A. Frame and arms: Powder-coated aluminum.
- B. Fabric: Acrylic or polyester awning fabric, UV-resistant, mildew-resistant, and colorfast.
- C. Hardware: Corrosion-resistant steel or aluminum.
- D. Finish and color: As selected by Architect.

3. PERFORMANCE REQUIREMENTS

- A. Design to resist site-specific wind loads in accordance with CBC Chapter 16 and ASCE 7.
- B. Fabric and components shall meet applicable flame-spread requirements when tested per ASTM E84 or NFPA 701, as applicable.
- C. Awnings shall retract fully when not in use.

4. CONTROLS

- A. Motorized operation.
- B. Motorized controls shall include manufacturer’s standard safety features.

5. ACCESSIBILITY

- A. Where awnings project over accessible routes:
 - 1. Maintain minimum 80 inches clear headroom per CBC Chapter 11B.
 - 2. Operable controls, where provided for occupant use, shall comply with CBC 11B reach range and operability requirements.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify substrates, blocking, and structural supports are adequate for imposed loads.
- B. Verify clearances relative to doors, windows, and accessible paths of travel.

2. INSTALLATION

- A. Install sun control devices plumb, level, and securely anchored in accordance with manufacturer's instructions and approved shop drawings.
- B. Seal penetrations to maintain weather resistance of the building envelope.
- C. Adjust and test operation for smooth, safe performance.

3. FIELD QUALITY CONTROL

- A. Demonstrate operation to Owner's representative.
- B. Correct deficiencies and re-test as required.

4. CLEANING AND PROTECTION

- A. Clean exposed surfaces after installation.
- B. Protect installed awnings from damage until Substantial Completion.

END OF SECTION

SECTION 11 30 00 – RESIDENTIAL EQUIPMENT

PART 1 – GENERAL

1. SCOPE:

- A. Provide residential-type kitchen appliances for office break room, including delivery and installation.
- B. Products specified in this Section and in the Drawings by reference are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

2. CODES AND REGULATIONS:

Comply with:

- A. 2022 California Building Code (CBC)
- B. 2022 California Electrical Code (CEC)
- C. 2022 California Plumbing Code (CPC) where applicable
- D. 2022 California Energy Code (Title 24, Part 6)
- E. 2010 ADA Standards for Accessible Design and CBC Chapter 11B where appliances are in accessible spaces

3. SUBMITTALS:

- A. Manufacturer cut sheets for each appliance.
- B. Electrical ratings and connection requirements.
- C. ADA reach range or operability information where applicable.

4. QUALITY:

- A. Appliances shall be UL-listed (or equivalent NRTL) and new.

PART 2 – PRODUCTS

1. GENERAL:

- A. Residential-type appliances suitable for office break room use.

2. APPLIANCES:

A. Board Room- As indicated on the Drawings:

1. 24-inch Undercounter Refrigerator.
2. Garbage Disposal.

B. Staff Room- As indicated on the Drawings:

1. 30-inch Free-Standing Refrigerator.
2. 30-inch Built-in Combination Microwave / Convection Oven.
3. 15-inch Gas Cooktop.
4. 24-inch Dishwasher.
5. 28.5-inch Built-in Exhaust Hood.
6. Garbage Disposal.

3. PERFORMANCE / COMPLIANCE:

- A. Appliances shall comply with Title 24 energy efficiency requirements where regulated.
- B. Controls and operable parts in accessible break rooms shall comply with CBC 11B reach range and operability requirements.
- C. Gas appliances, if any, shall be listed and approved for indoor use.

PART 3 – EXECUTION

1. EXAMINATION:

- A. Verify dimensions, clearances, and utility rough-ins prior to installation.

2. INSTALLATION:

- A. Install appliances in accordance with manufacturer instructions.
- B. Coordinate electrical, plumbing, and ventilation connections with Divisions 22, 23, and 26.
- C. Maintain required clearances and accessibility.

2. FIELD QUALITY CONTROL:

- A. Verify appliances are operational and free of damage.

3. CLEANING AND PROTECTION:

- A. Clean appliances and protect until Substantial Completion.

END OF SECTION

SECTION 12 36 61 – SIMULATED STONE COUNTERTOPS

PART 1 – GENERAL

1. SUMMARY

- A. Furnish and install simulated stone countertops, including edge profiles, cutouts, splashes, and accessories.
- B. Locations include Board Room and Staff Room.
- C. Products specified in this Section and in the Drawings by reference are designated in accordance with California Public Contract Code §3400. Substitutions and ‘or-equal’ products shall comply with Section 01 25 00.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. ANSI Z124.6 – Solid Surface Materials (where applicable)
- C. ASTM E84 – Surface Burning Characteristics of Building Materials

3. SUBMITTALS

- A. Product data identifying material type, thickness, finishes, and fabrication requirements.
- B. Color and finish samples.
- C. Maintenance and cleaning instructions.

4. QUALITY ASSURANCE

- A. Fabricator shall have a minimum of 3 years’ experience installing similar simulated stone countertops.
- B. Materials shall be standard commercial-grade products from a single manufacturer.

PART 2 – PRODUCTS

1. MANUFACTURERS

- A. Neolith.

2. MATERIALS

- A. Type: Proprietary simulated stone fabrication.
- B. Thickness: 12 mm.

- C. Finish: Factory-applied polished or matte finish.
- D. Color and pattern: As indicated on the Finish Schedule/ INT 0.
- E. Subject to compliance with requirements.

3. FABRICATION

- A. Edges: Eased or square; no sharp corners, laminate edge to achieve 24mm thickness at exposed edge.
- B. Backsplash: As indicated on the drawings.
- C. Joints: Minimize; tightly fitted and color-matched.
- D. Cutouts: Factory or shop-cut for sinks, faucets, and accessories.

4. PERFORMANCE REQUIREMENTS

- A. Flame spread and smoke development: Comply with CBC requirements when tested in accordance with ASTM E84.
 - B. Materials shall be non-porous and resistant to staining and moisture.
-

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify cabinetry, supports, and substrates are level, plumb, and properly secured.
- B. Verify dimensions at site prior to fabrication.

2. INSTALLATION

- A. Install countertops level, securely supported, and in accordance with manufacturer's written instructions.
- B. Provide sealant at wall joints, sink cutouts, and penetrations.
- C. Coordinate installation with plumbing fixtures and appliances.

3. CLEANING AND PROTECTION

- A. Clean countertops upon completion.
 - B. Protect installed countertops from damage until Substantial Completion.
-

END OF SECTION

SECTION 21 13 13 – WET-PIPE SPRINKLER SYSTEMS (NFPA 13 ALTERATIONS)

PART 1 – GENERAL

1. SUMMARY

- A. Modify and extend the existing NFPA 13 automatic wet-pipe fire sprinkler system as required for proposed alterations.
- B. Work includes relocation, addition, removal, and capping of sprinkler piping and heads to maintain code-compliant coverage in altered areas.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. California Fire Code (CFC), 2022 Edition
- C. NFPA 13 – Standard for the Installation of Sprinkler Systems
- D. NFPA 25 – Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

3. DEFERRED SUBMITTAL

- A. Fire sprinkler system modifications shall be submitted as a deferred submittal in accordance with CBC Section 107.3.4.1.
- B. Deferred submittal documents shall include:
- C. Shop drawings prepared and stamped by a California C-16 licensed fire sprinkler contractor.
- D. Hydraulic calculations for modified areas, when required by the AHJ.
- E. Product data for sprinklers, piping, fittings, hangers, and seismic bracing.
- F. Deferred submittal documents shall be submitted to the Architect of Record and AHJ for review and approval prior to installation.
- G. Work shall not proceed until deferred submittals have been reviewed and approved.

4. QUALITY ASSURANCE

- A. Installation shall be performed by a contractor licensed in the State of California for fire sprinkler systems.
- B. All work shall comply with NFPA 13 (full system) and AHJ requirements.

PART 2 – PRODUCTS

1. SYSTEM DESCRIPTION

- A. System Type: Automatic wet-pipe sprinkler system designed and installed in accordance with NFPA 13.
- B. Hazard Classification: Light Hazard for office areas, unless noted otherwise on drawings.

2. PIPING AND FITTINGS

- A. Steel pipe: Schedule 10 or Schedule 40 black steel.
- B. Fittings and couplings: Listed for fire protection service.
- C. Flexible sprinkler drops permitted where allowed by NFPA 13 and AHJ.

3. SPRINKLER HEADS

- A. Type: Quick-response sprinklers.
- B. Orientation:
 - 1. Garage: Pendent, upright, or sidewall as required by ceiling conditions.
 - 2. Second Floor: Concealed heads to match existing in unmodified areas.
- C. Finish:
 - 1. Garage: Match existing in unmodified areas.
 - 2. Second Floor: Concealed head covers to match existing in unmodified areas.
- D. Temperature rating: Ordinary, unless otherwise required by NFPA 13.

4. HANGERS AND SEISMIC BRACING

- A. Provide listed hangers, sway bracing, and seismic restraints in accordance with NFPA 13 and CBC seismic requirements.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing sprinkler system layout, hazard classification, and available capacity prior to alterations.
- B. Coordinate sprinkler locations with ceiling, lighting, and HVAC layouts.

2. INSTALLATION

- A. Modify system to maintain NFPA 13-compliant spacing, coverage, and obstruction clearances.
- B. Cap abandoned piping above ceilings.
- C. Provide additional seismic bracing where new or modified piping exceeds NFPA 13 thresholds.

3. TESTING AND ACCEPTANCE

- A. Perform flushing, hydrostatic testing, and inspections as required by NFPA 13 and the AHJ.
- B. Maintain active fire protection during construction; impairments shall comply with approved fire watch procedures.
- C. Obtain final approval from the fire department and building department.

4. RECORD DOCUMENTS

- A. Provide record drawings showing final sprinkler head locations and piping modifications.

END OF SECTION

SECTION 32 01 11.53 – PAINT REMOVAL FROM PAVING

PART 1 – GENERAL

1. SUMMARY

- A. Remove existing paint, striping, markings, or coatings from exterior concrete or asphalt paving surfaces.
- B. Work includes surface preparation, paint removal, cleaning, and restoration of paving to original condition.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. California Fire Code (CFC), 2022 Edition
- D. ASTM D4258 – Surface Cleaning Concrete
- E. ASTM D4259 – Abrading Concrete
- F. ASTM E303 or ANSI A326.3 – Slip Resistance Testing (where applicable)

3. SUBMITTALS

- A. Product data for paint removal methods and materials.
- B. Work plan describing removal technique and dust/runoff control.
- C. Manufacturer safety data sheets (SDS).
- D. Slip-resistance documentation if surface treatment affects walking surfaces.

4. QUALITY ASSURANCE

- A. Contractor shall have minimum 3 years' experience performing paint removal on concrete or asphalt paving.
- B. Comply with all local environmental, safety, and disposal regulations.

PART 2 – PRODUCTS

1. PAINT REMOVAL METHODS

A. Acceptable methods include:

- i. Mechanical grinding or shot blasting
- ii. Low-pressure abrasive blasting
- iii. Chemical paint removers suitable for concrete or asphalt

B. Methods shall not damage paving substrate or reduce structural integrity.

2. CLEANING MATERIALS

A. Non-acidic cleaners and neutralizers compatible with paving material.

B. Water and detergents approved for exterior use and compliant with local stormwater requirements.

3. PERFORMANCE REQUIREMENTS

A. Removed areas shall be uniform in appearance and free of paint residue.

B. Final surface shall be free of hazardous projections, gouges, or uneven transitions.

C. Walking surfaces within accessible routes shall maintain slip resistance complying with CBC Chapter 11B.

D. Where paint removal alters surface texture, provide testing or certification demonstrating compliant slip resistance.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify paving type, condition, and extent of paint removal prior to work.

B. Identify accessible routes and pedestrian areas subject to CBC Chapter 11B requirements.

2. PREPARATION

A. Protect adjacent surfaces, landscaping, walls, and building elements.

B. Implement dust, debris, and runoff control measures.

C. Coordinate work to maintain safe pedestrian access.

4. PAINT REMOVAL

- A. Remove paint without damaging paving or creating tripping hazards.
- B. Feather edges between treated and untreated areas to create smooth transitions.
- C. Repair minor surface damage resulting from removal operations.

5. ACCESSIBILITY COMPLIANCE

- A. Ensure finished surfaces along accessible routes are:
 - i. Stable, firm, and slip-resistant per CBC 11B.
 - ii. Free of abrupt level changes exceeding CBC limits.
- B. Restore detectable warnings or striping if removed as part of the work.

6. CLEANING AND PROTECTION

- A. Clean treated areas after completion.
- B. Remove waste materials in accordance with applicable regulations.
- C. Protect completed surfaces until Substantial Completion.

END OF SECTION

SECTION 32 01 26.74 – CONCRETE OVERLAYS

PART 1 – GENERAL

1. SUMMARY

- A. Provide cementitious or polymer-modified concrete overlay systems applied to existing exterior concrete paving.
- B. Work includes surface preparation, crack repair, overlay application, curing, and protection.
- C. Accessibility Coordination:
 - 1. Work under this Section is part of a coordinated exterior accessibility improvement and shall be performed in conjunction with Section 32 01 26.24 – Concrete Overlays and Section 32 17 32.13 – Painted Pavement Markings.
 - 2. All paving surfaces, tactile warning surfacing, slopes, transitions, striping, and markings within accessible routes, curb ramps, blended transitions, accessible parking stalls, and access aisles shall comply collectively with CBC Chapter 11B.
 - 3. Coordinate elevations, surface textures, slip resistance, visual contrast, and layout to provide a continuous, compliant accessible path of travel without creating tripping hazards, excessive slopes, or conflicts between sections.
- D. Concrete overlays shall be installed to final elevations and slopes prior to installation of tactile warning surfacing and painted pavement markings.
- E. Overlay thickness and feathering shall be coordinated to avoid creating level changes or slope conditions that would conflict with CBC Chapter 11B requirements for tactile warning surfaces or accessible routes.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. ACI 301 – Specifications for Structural Concrete
- D. ACI 302.1R – Guide for Concrete Floor and Slab Construction
- E. ASTM C928 – Packaged, Rapid-Hardening Cementitious Materials
- F. ASTM E303 or ANSI A326.3 – Slip Resistance of Walking Surfaces

3. SUBMITTALS

- A. Product data for overlay materials, primers, and sealers.
- B. Manufacturer installation instructions.

C. Slip-resistance test data or certification for finished surface.

D. Maintenance and cleaning recommendations.

4. QUALITY ASSURANCE

A. Installer shall have minimum 3 years' experience applying exterior concrete overlays.

B. Materials shall be applied in accordance with manufacturer requirements and CBC.

PART 2 – PRODUCTS

1. OVERLAY MATERIALS

A. Cementitious or polymer-modified overlay suitable for exterior pedestrian paving.

B. Minimum compressive strength: 3,000 psi at 28 days, unless otherwise recommended by manufacturer.

C. Thickness: As required to achieve finished elevations and slopes shown.

2. PRIMERS AND BONDING AGENTS

A. Manufacturer-recommended primer or bonding agent compatible with existing concrete and overlay material.

3. SEALERS

A. Breathable, non-film-forming sealer suitable for exterior use.

B. Sealer shall not reduce slip resistance below CBC Chapter 11B requirements.

4. PERFORMANCE REQUIREMENTS

A. Overlay shall be durable, crack-resistant, and suitable for exterior exposure.

B. Finished surface along accessible routes shall be stable, firm, and slip-resistant per CBC Chapter 11B.

C. Walking surfaces shall achieve a minimum slip-resistance value complying with ANSI A326.3 (or equivalent accepted by AHJ).

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing concrete is structurally sound, clean, and suitable for overlay application.
- B. Identify accessible routes and pedestrian areas governed by CBC Chapter 11B.

2. SURFACE PREPARATION

- A. Remove contaminants, coatings, and loose material.
- B. Repair cracks, spalls, and surface defects.
- C. Mechanically profile surface as recommended by overlay manufacturer.

3. APPLICATION

- A. Apply primer/bonding agent and overlay material in accordance with manufacturer instructions.
- B. Provide smooth, uniform finish with feathered transitions at edges.
- C. Maintain required slopes for drainage without exceeding maximum slopes permitted along accessible routes per CBC 11B.

4. ACCESSIBILITY COMPLIANCE

- A. Ensure finished surfaces do not create:
 - i. Abrupt level changes exceeding CBC limits.
 - ii. Cross slopes or running slopes noncompliant with CBC Chapter 11B.
- B. Restore detectable warnings, striping, or markings disturbed by overlay work.

5. CURING, CLEANING, AND PROTECTION

- A. Cure overlay in accordance with manufacturer recommendations.
- B. Protect surfaces from traffic until fully cured.
- C. Clean completed work and remove debris.

END OF SECTION

SECTION 32 17 13.19 – PRECAST CONCRETE PARKING BUMPERS

PART 1 – GENERAL

1. SUMMARY

- A. Provide precast concrete parking bumpers (wheel stops) including anchors and accessories.
- B. Work includes removal of existing bumpers where indicated and installation of new bumpers on existing concrete paving.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. ASTM C90 – Loadbearing Concrete Masonry Units (for concrete quality reference)
- D. ASTM C150 – Portland Cement
- E. ASTM A36 / A307 – Steel Anchors and Fasteners

3. SUBMITTALS

- A. Product data indicating dimensions, concrete strength, finish, and anchorage.
- B. Installation instructions.
- C. Layout drawings indicating bumper locations relative to accessible parking stalls and access aisles.

4. QUALITY ASSURANCE

- A. Manufacturer shall have minimum 3 years' experience producing precast concrete parking bumpers.
- B. Installation shall comply with manufacturer instructions and CBC requirements.

PART 2 – PRODUCTS

1. PRECAST CONCRETE PARKING BUMPERS

- A. Precast concrete wheel stops with integral lifting points or chamfered edges.
- B. Minimum compressive strength: 4,000 psi at 28 days.
- C. Typical dimensions: 6 inches high x 8 inches wide x 72 inches long, unless noted otherwise.

D. Color: Natural concrete or as indicated.

2. ANCHORAGE

A. Galvanized or stainless steel anchor bolts or dowels suitable for exterior concrete.

B. Anchors sized and spaced per manufacturer recommendations.

3. PERFORMANCE REQUIREMENTS

A. Bumpers shall be resistant to cracking, spalling, and deterioration under vehicular contact.

B. Installation shall not damage existing concrete paving.

4. ACCESSIBILITY

A. Locate parking bumpers so they do not encroach into required accessible parking stall clearances or access aisles.

B. Where installed at accessible parking spaces, position bumpers to maintain required vehicle overhang clearance without reducing required access aisle widths per CBC Chapter 11B.

PART 3 – EXECUTION

1. EXAMINATION

A. Verify existing concrete paving is sound and suitable for anchorage.

B. Verify dimensions and striping of accessible parking spaces and access aisles prior to installation.

2. INSTALLATION

A. Install bumpers in locations shown, aligned and securely anchored to paving.

B. Set bumpers plumb and level, with smooth edges exposed to pedestrian areas.

C. Patch and seal anchor penetrations as required.

3. ACCESSIBILITY COMPLIANCE

A. Confirm completed installation maintains:

- i. Required accessible parking stall dimensions.
- ii. Required access aisle widths and slopes.
- iii. No protrusions or trip hazards within pedestrian paths.

5. CLEANING AND PROTECTION

A. Remove debris and excess materials.

B. Protect installed bumpers from damage until Substantial Completion.

END OF SECTION

SECTION 32 17 23.13 – PAINTED PAVEMENT MARKINGS

PART 1 – GENERAL

1. SUMMARY

- A. Provide painted pavement markings on existing concrete paving, including parking stall striping, directional markings, legends, and accessibility markings.
- B. Work includes surface preparation, application, curing, and protection of markings.
- C. Accessibility Coordination:
 - 1. Work under this Section is part of a coordinated exterior accessibility improvement and shall be performed in conjunction with Section 32 01 26.74 – Concrete Overlays and Section 32 17 32.13 – Painted Pavement Markings.
 - 2. All paving surfaces, tactile warning surfacing, slopes, transitions, striping, and markings within accessible routes, curb ramps, blended transitions, accessible parking stalls, and access aisles shall comply collectively with CBC Chapter 11B.
 - 3. Coordinate elevations, surface textures, slip resistance, visual contrast, and layout to provide a continuous, compliant accessible path of travel without creating tripping hazards, excessive slopes, or conflicts between sections.
- D. Pavement markings shall be laid out after completion of concrete overlays and installation of tactile warning surfacing to ensure accurate alignment with finished accessible routes, curb ramps, access aisles, and detectable warning locations in accordance with CBC Chapter 11B.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. California Vehicle Code (CVC), as applicable
- D. ASTM D823 – Practices for Producing Films of Uniform Thickness
- E. ASTM D4060 – Abrasion Resistance of Organic Coatings
- F. ASTM D4956 – Retroreflective Sheeting (where applicable)

3. SUBMITTALS

- A. Product data for pavement marking paint and primers.
- B. Color samples and layout diagrams for markings.
- C. Manufacturer installation instructions.

4. QUALITY ASSURANCE

- A. Applicator shall have minimum 3 years' experience installing painted pavement markings for commercial parking facilities.
 - B. Work shall comply with applicable CBC and local jurisdiction requirements.
-

PART 2 – PRODUCTS

1. PAINT MATERIALS

- A. Traffic-grade acrylic or epoxy pavement marking paint suitable for exterior concrete paving.
- B. Low-VOC, fast-drying formulation.
- C. Colors:
 - 1. White, yellow, or blue as required.
 - 2. Accessible parking spaces and access aisles: Blue background with white striping and symbols, where required by CBC Chapter 11B.

2. PRIMERS AND PREPARATION MATERIALS

- A. Manufacturer-recommended primers for existing concrete paving.
- B. Cleaners and degreasers suitable for exterior use.

3. PERFORMANCE REQUIREMENTS

- A. Paint shall be abrasion-resistant and durable under vehicular traffic.
- B. Provide uniform color, sharp edges, and consistent line widths.
- C. Markings shall remain visible and legible after curing.

4. ACCESSIBILITY

- A. Provide markings in compliance with CBC Chapter 11B, including:
 - 1. International Symbol of Accessibility (ISA) at required accessible parking spaces.
 - 2. Identification of “Van Accessible” spaces where required.
 - 3. Striping of access aisles to discourage parking.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing concrete paving is clean, dry, and suitable for painting.
- B. Verify layout of parking stalls, access aisles, and accessible routes prior to application.

2. SURFACE PREPARATION

- A. Remove dirt, oil, grease, curing compounds, and loose materials.
- B. Repair surface defects that would affect paint adhesion or legibility.
- C. Allow surface to dry completely before painting.

3. APPLICATION

- A. Apply pavement marking paint in accordance with manufacturer instructions.
- B. Use stencils for symbols and legends.
- C. Apply markings to match approved layouts and CBC Chapter 11B requirements.
- D. Allow paint to cure prior to opening to traffic.

4. ACCESSIBILITY COMPLIANCE

- A. Confirm completed markings accurately reflect:
 - 1. Required number and configuration of accessible parking spaces.
 - 2. Required dimensions of stalls and access aisles.
 - 3. Required signage coordination (Division 10) where applicable.

5. CLEANING AND PROTECTION

- A. Remove masking materials and overspray.
- B. Protect markings from traffic until fully cured.

END OF SECTION

SECTION 32 17 26 – TACTILE WARNING SURFACING

PART 1 – GENERAL

1. SUMMARY

- A. Provide detectable/tactile warning surfacing at curb ramps, blended transitions, and other required locations within existing exterior concrete paved parking areas.
- B. Work includes surface preparation, furnishing, installation, and protection of tactile warning units.
- C. Accessibility Coordination:
 - 1. Work under this Section is part of a coordinated exterior accessibility improvement and shall be performed in conjunction with Section 32 01 26.24 – Concrete Overlays and Section 32 17 32.13 – Painted Pavement Markings.
 - 2. All paving surfaces, tactile warning surfacing, slopes, transitions, striping, and markings within accessible routes, curb ramps, blended transitions, accessible parking stalls, and access aisles shall comply collectively with CBC Chapter 11B.
 - 3. Coordinate elevations, surface textures, slip resistance, visual contrast, and layout to provide a continuous, compliant accessible path of travel without creating tripping hazards, excessive slopes, or conflicts between sections.
- D. Concrete overlays specified in Section 32 01 26.24 shall be installed prior to tactile warning surfacing to ensure finished slopes, elevations, and transitions comply with CBC Chapter 11B.
- E. Painted pavement markings specified in Section 32 17 32.13 shall be coordinated with tactile warning locations to maintain required visual contrast and clear identification of accessible routes and features.

2. REFERENCES

- A. California Building Code (CBC), 2022 Edition
- B. CBC Chapter 11B – Accessibility to Public Buildings
- C. ADA Standards for Accessible Design (for federal consistency)
- D. ASTM E84 – Surface Burning Characteristics (where applicable)
- E. ASTM D2047 or ANSI A326.3 – Slip Resistance of Walking Surfaces

3. SUBMITTALS

- A. Product data for tactile warning surfacing system.
- B. Shop drawings indicating layout, size, color, and installation method.

- C. Manufacturer installation instructions.
 - D. Slip-resistance documentation.
4. QUALITY ASSURANCE
- A. Installer shall have minimum 3 years' experience installing tactile warning surfaces in exterior pedestrian environments.
 - B. Products shall be installed in accordance with manufacturer instructions and CBC Chapter 11B.
-

PART 2 – PRODUCTS

1. TACTILE WARNING SURFACING
- A. Detectable warning surface complying with CBC Chapter 11B.
 - B. Configuration:
 - 1. Truncated dome pattern.
 - 2. Dome size, spacing, and height as required by CBC 11B.
 - C. Color:
 - 1. 70% minimum visual contrast with adjacent paving, complying with CBC requirements.
 - D. Type:
 - 1. Cast-in-place, surface-applied, or premanufactured panels approved for exterior concrete paving.
2. MATERIALS
- A. UV-resistant, slip-resistant, weather-resistant materials suitable for vehicular-adjacent pedestrian areas.
 - B. Fasteners or adhesives compatible with existing concrete paving.
3. PERFORMANCE REQUIREMENTS
- A. Surfaces shall be:
 - 1. Durable under pedestrian traffic.
 - 2. Slip-resistant when wet.
 - 3. Securely bonded or anchored to prevent displacement.

PART 3 – EXECUTION

1. EXAMINATION

- A. Verify existing concrete paving condition and suitability for installation.
- B. Verify required locations and extents of tactile warning surfacing per approved drawings.

2. SURFACE PREPARATION

- A. Clean and prepare existing concrete in accordance with manufacturer recommendations.
- B. Remove coatings, contaminants, or irregularities that would impair adhesion or alignment.

3. INSTALLATION

- A. Install tactile warning surfaces level, flush, and securely anchored.
- B. Align domes square to direction of travel.
- C. Install at locations and depths required by CBC Chapter 11B, including:
 - 1. Full width of curb ramps and blended transitions.
 - 2. Proper setback from curb lines where applicable.

4. ACCESSIBILITY COMPLIANCE

- A. Ensure finished installation:
 - 1. Does not create tripping hazards.
 - 2. Maintains required slopes and level changes per CBC Chapter 11B.
 - 3. Provides required visual and tactile contrast.

5. CLEANING AND PROTECTION

- A. Clean installed surfaces after completion.
- B. Protect tactile warning surfaces from damage until Substantial Completion.

END OF SECTION