PROJECT MANUAL
DWELLING RENOVATIONS
GLONINGER MEADOWS – LEBANON, PA

February, 2022

HOUSING AUTHORITY OF THE COUNTY OF LEBANON
P.O. Box 2005
Cleona, PA 17042
Phone: 717-273-1630
TDD: 800-545-1833 ext 826
Fax: 717-273-6950
Email: info@lebanoncountyhousing.com

EQUAL HOUSING OPPORTUNITY

LEBANON COUNTY HOUSING AUTHORITY DWELLING RENOVAITONS
GLONINGER MEADOWS, LEBANON, PA

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The following Table of Contents is included for reference only, and is not a part of the Specifications. The Authority does not guarantee the accuracy of the Table of Contents or the inclusion and exclusion of any category of the work. In case of a discrepancy between the Table of Contents and the documents herein, the bound documents shall govern.

***NOTE – Documents in bold print must be completed and returned with the bid**

STOP
EXTREMELY IMPORTANT

Before proceeding further you MUST complete this form and return it via email to the Housing Authority at the email address listed below. ALL vendors who obtain the Dwelling Renovations – Gloninger Meadows Solicitation **MUST** register with the Authority.

IF YOU DO NOT COMPLETE THIS FORM AND RETURN IT TO THE AUTHORITY YOUR BID WILL NOT BE CONSIDERED.

Company Name: _____

Company Address: _____

_____

Contact Name: _____

Contact Telephone: _____Contact Fax: _____

Contact Email: _____

Return this form to Mr. Daniel Lyons by email to: dlyons@lcha.com

Once this form is received by the Authority you will be added to the list of firms who have received the RFP and who are authorized to submit a bid for this solicitation. You will receive a return email from the Authority acknowledging receipt of you registration.

If you have any questions please contact the Authority staff member referenced in the solicitation.

FOR AUTHORITY USE ONLY

The Authority hereby acknowledges receipt of your registration for the above referenced solicitation.

Received by the Authority by:_____

Date Received: _____

INVITATION FOR BIDS

The Housing Authority of the County of Lebanon will receive sealed bids for interior renovations of up to twenty three town homes at the Authority's Gloninger Meadows development, located in the 2100 block of Center Street, North Cornwall Township, county of Lebanon, PA. Work will include, but is not limited to replacement of dwelling bathrooms, kitchens, flooring and HVAC equipment.

Sealed bids will be accepted at the Authority's administrative offices, 137 West Penn Avenue, Cleona, PA until 2:00 PM prevailing time, on Tuesday, March 22, 2022. All bids will be publicly opened and read immediately thereafter.
Bids are invited for the following Contract Numbers:

Gloninger Meadows Interior Renovations
C-GM-22-1G: General Construction
C-GM-22-1E: Electrical
C-GM-22-1M: HVAC
C-GM-22-1P: Plumbing

All contracts will be bid and awarded independently; bidders may bid on one or more of the contracts as they choose.

Proposed forms of contract documents, including plans and specifications may be obtained in electronic PDF format on the Authority's website – http://www.lebanoncountyhousing.com. Bidders obtaining the file must register their possession by completing and returning the registration form provided in the bid documents.

Bid Security in the amount of ten percent (10%) of the base bid, is required with all bids in the form of a certified check or bank draft, payable to the Housing Authority of the County of Lebanon, U.S. Government Bonds, or a bid bond executed by the bidder and security company in the form as enclosed with the bid documents. The successful bidder will be required to furnish and pay for satisfactory performance and payment bond or bonds.

Attention is called to the provisions for equal employment opportunity and payment of not less than the prevailing salaries and wages as set forth in these specifications.

The Housing Authority of the County of Lebanon reserves the right to reject any or all bids or to waive any informality in the bidding for up to sixty (60) days.

No bid shall be withdrawn for a period of sixty (60) days subsequent to the opening of bids without the consent of the Housing Authority of the County of Lebanon.

Questions referring to this bid shall be directed to Daniel Lyons, Modernization Coordinator @ 717-274-1401, ext. 133 or by email at dlyons@lcha.com. Prospective bidders are encouraged to visit the project site prior to submission of their bid. Site visits may be arranged by contacting Mr. Lyons.

Karen Raugh, Executive Director

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Instructions to Bidders for Contracts Public and Indian Housing Programs

Instructions to Bidders for Contracts

Public and Indian Housing Programs

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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

(1) Integrity;

(2) Compliance with public policy;

(3) Record of past performance; and

(4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed
And postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

Bryan D. Hoffman, Executive Director
Housing Authority of the County of Lebanon
P.O. Box 2005
Lebanon, PA 17042

(c) All protests shall be resolved in accordance with the PHA's/ IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding $25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[X] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[X] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website http:// www.fms.treas.gov/c570/index.html, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph
(d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [ ] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

HOUSING AUTHORITY OF THE COUNTY OF LEBANON
Supplemental Instructions to Bidders

Site Inspection: Work under this project shall consist of interior dwelling renovations of a minimum of five (5) and a maximum of twenty three (23) town homes at Gloninger Meadows, a 25 unit townhouse development, located in the 2100 block of Center Street, Lebanon, Pennsylvania. Prospective Bidders are encouraged to observe conditions on-site prior to bidding. Arrangements to visit these buildings can be made by contacting Modernization Coordinator, Mr. Daniel Lyons, 717-274-1401 x 133 or by email: dlyons@lcha.com

Insurance: The successful bidder shall furnish to HACL proof of Comprehensive General Liability Insurance with bodily injury and property damage coverage in the minimum required amount of $1,000,000 per occurrence and $3,000,000 aggregate. Contractor shall also provide proof of Worker's Compensation Coverage. Said proofs of insurance coverage must be on file with the Authority before work is begun.

Completion: Successful bidder shall complete the work contracted for within sixty (60) days of being issued a Notice to Proceed for the initial five (5) town homes, with an additional 60 day period provided for each additional group of five dwellings. Failure to complete work on schedule will result in a liquidated damages penalty of $100.00 per day.

Bid Bond and Non-Collusion Affidavit: Contractor, as part of his bid submission, shall submit bid bond in the amount of not less than ten percent (10%) of the bid amounts. Contractor shall also submit with his bid submission a completed Non-Collusion Affidavit form. Bid bond and Affidavit forms are included herein.

Payment: Unless other mutually satisfactory arrangements are made in advance, payment will be issued to the contractor upon satisfactory completion of the work and submission of billing invoices from said contractor. Progress payments may be negotiated.

Permits, Local Codes, Inspections: The Contractor shall procure and pay for all necessary building permits and special services of all local authorities and all inspections as required by these Specifications, including fees, taxes, and demolition permits, tap fees and business permits. Contractor is responsible for contacting all necessary agencies and authorities to ascertain these fees.

Responsibility of Area of Construction Work: Each Prime Contractor shall assume responsibility for the general charge of the areas where construction operations are being performed. Each Prime Contractor shall provide and maintain adequate protection to prevent unauthorized persons from entering the construction area.

It shall be the responsibility of each Prime Contractor to coordinate the work of all Sub-Contractors and be in charge of designated portions of the project.

The Prime Contractor and each sub-contractor shall protect and be responsible for any damage to his work or material and shall make good, without costs to the Authority,

any damage or loss that may occur, unless particularly otherwise stipulated in the Contract.

The Prime Contractor and each sub-contractor shall be responsible for the proper care and protection of all of his materials etc., as may be stored on the premises subject to the approval of the Authority.
When any space on the site is used as a shop or storeroom, the one making use of such room will be held responsible for any repairs, patching or cleaning arising from such use.

Damage incurred to any existing surface conditions, facilities, etc. and any underground pipes, wires, utilities, etc. shall be repaired and/or replaced to its' original condition by this Contract at no additional cost to the Authority.

Final Inspection: Will be conducted by the Authority's Representative along with the Contractor. This Contractor shall assist in final inspection, making available any ladders, tools, lights, etc. necessary to conduct the final inspection along with any test data or special testing required by the Authority or Code Requirements.

Warranties: This Contractor shall guarantee and warrant all materials and workmanship for a period of one (1) year unless superseded by a longer warranty and guarantee issued by the particular manufacturer. All warranties and guarantees shall be issued in the name of the Authority and presented to the Authority's Representative at the final inspection.

Punch List: When the Contractor determines that his work is SUBSTANTIALLY COMPLETE, he shall submit to the Authority a written list in duplicate of all items to be completed, repaired or corrected. Upon receipt of this list, the Authority and the Contractor will inspect the work together, as outlined previously, and make out the Punch List. This will used in determining final completion.

Definition: Anywhere in this project manual where "Owner" is referenced shall mean "Housing Authority".

Wage Rates: Davis Bacon wage rates will apply to this project. Minimum wage rates are provided with this bid package.

Further Information: Questions concerning this request for quotes shall be referred to Daniel Lyons @ 717-274-1401 ext 133, dlyons@lcha.com

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

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

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1. Certificate of Independent Price Determination

(a) The bidder certifies that:

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to: those prices, the intention to submit a bid, or the methods or factors used to calculate the prices offered.

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory—

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraph (a) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a) above.

I, _____
(full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization]

As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above;

and (iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

(d) Non-collusive affidavit. (Applicable to contracts for construction and equipment exceeding $50,000)

(1) Each bidder shall execute, in the form provided by the PHA/ IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.
"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (b)(1) or (b)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding $100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of $100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work. [ ] In the absence of any actual or apparent conflict, I hereby certify of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(c) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

5. Bidder's Certificate of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an int4erest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification paragraph (a) above is a material representation of the fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it:

_____ IS _____ IS NOT a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

_____ IS _____ IS NOT a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

_____ IS _____ IS NOT a minority business enterprise. "Minority business enterprise," as used in this provision,

means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

Check the block applicable to you on the following page:

_____ Black Americans _____ Asian Pacific Americans _____ Hispanic Americans

_____ Asian Indian Americans _____ Native Americans _____Hasidic Jewish Americans

_____Any Indian tribe, band, or group.

8. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding $2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

9. Certification of Nonsegregated Facilities (applicable to contracts exceeding $10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed $10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

10. Clean Air and Water Certification (applicable to contracts exceeding $100,000)

The bidder certifies that: Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(a) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(b) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

11. Previous Participation Certificate (applicable to construction and equipment contracts exceeding $50,000)

The bidder shall complete and submit with the Form HUD-2530, "Previous Participation Certificate." within three working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

12. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

_____

(Signature and Date)

_____

(Printed Name)

_____

Title

_____

Company Name

_____

Company Address

FORM OF BID – GLONINGER MEADOWS INTERIOR RENOVATIONS
PAGE 1 OF 3

To: Lebanon County Housing Authority
137 West Penn Avenue
PO Box 2005
Celona, PA 17042
hereinafter called the "Authority"

Bidder (Firm Name): _____

1. The undersigned, having examined the proposed Contract Documents titled**: Dwelling Renovations – Gloninger Meadows** and having visited the site and examined the conditions affecting the Work, hereby proposed and agrees to furnish all labor, materials, equipment and appliances and to perform operation necessary to complete the Work within sixty (60) calendar days, for each group of five dwellings, as required by said proposed Contract Documents, including any Addenda (if any thereto), for the stipulated sum listed below.

2. **Base Bid**

Total Modernization Price for renovation of five (5) Town homes

1G: General Construction:_____ Dollars ($_____)

1E: Electrical: _____ Dollars ($_____)

1M: HVAC: _____ Dollars ($_____)

1P: Plumbing: _____ Dollars ($_____)

Bid Alternate 2: Additional cost to perform identical renovations to additional groups town homes based on the following estimated work schedule:

Group 2: Five town Homes with an estimated start date of September 1, 2022

1G: General Construction:_____ Dollars ($_____)

1E: Electrical: _____ Dollars ($_____)

1M: HVAC: _____ Dollars ($_____)

1P: Plumbing: _____ Dollars ($_____)

FORM OF BID – GLONINGER MEADOWS INTERIOR RENOVATIONS
PAGE 2 OF 3

Group 3: Five Town Homes with an estimated start date of December 1, 2022

1G: General Construction:_____ Dollars ($_____)

1E: Electrical: _____ Dollars ($_____)

1M: HVAC: _____ Dollars ($_____)

1P: Plumbing: _____ Dollars ($_____)

Group 4: Five Town Homes with an estimated start date of March 1, 2022

1G: General Construction:_____ Dollars ($_____)

1E: Electrical: _____ Dollars ($_____)

1M: HVAC: _____ Dollars ($_____)

1P: Plumbing: _____ Dollars ($_____)

Group 5: Three Town Homes with an estimated start date of June 1, 2023

1G: General Construction:_____ Dollars ($_____)

1E: Electrical: _____ Dollars ($_____)

1M: HVAC: _____ Dollars ($_____)

1P: Plumbing: _____ Dollars ($_____)

The Housing Authority will select the total number of units to renovate based on available funds to perform the work. The contract will be awarded based on the total lowest responsible bid to perform the work for the total number of units selected by the Authority.

1. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this bid or any bid or the submitting of proposals for the Contract for which this bid is submitted.

2. The bidder represents that he ____ HAS _____HAS NOT (check one) participated in a previous Contract or sub-contract to either the equal opportunity clause therein or the clause originally contained in Section 301 of the Executive Order No. 10925; that he _____HAS _____HAS NOT (check one) filed all required compliance reports signed by the proposed sub-contracts or that such reports

will be obtained prior to sub-contract awards. The bidder further represents that he will, if required, submit and require proposed sub-contractor to submit a compliance report prior to the award of the Contract or sub- contract.

3. The Bidder represents and further agrees that (except where he has obtained identical certifications from the proposed sub-contractors for specific time periods) he will obtain identical certifications from proposed sub-contractors prior to the award of sub-contracts exceeding Ten Thousand Dollars ($10,000) which are not exempt from the provisions of the Equal Opportunity Clause; that he will retain such certifications in his files; and that he will forward a notice of his proposed sub-contractors as provided in the Instructions to Bidders. The penalty for making false statements in offers is prescribed in 18 U.S.C. 100L.

Bidder (Firm Name): _____

4. I hereby acknowledge receipt of Addend Nos: _____

Dated_____ as part of this bid.

BIDDER: _____
(firm name)

BY: _____

(printed name of signatory)

SIGNATURE: _____

TITLE: _____

BID DATED THIS _____ DAY OF _____ 2022

BUSINESS ADDRESS:

_____

_____

TELEPHONE: _____ FAX: _____

EMAIL: _____

FEDERAL TAX ID # _____

BID BOND

KNOW ALL MEN BY THESE PRESENT, that we the undersigned

_____as PRINCIPAL

And _____ as SURETY

Are held and firmly bound unto The Housing Authority of the County of Lebanon, Pennsylvania, hereinafter called the "Authority" in the penal sum of:

_____ Dollars ($ _____)

Lawful money of the United States, for the payment of which sum will and truly be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these present.

THE CONDITONS OF THIS OBIGATION IS SUCH, that whereas the Principal has submitted the accompanying bid, dated _____ 2021, for Town Home renovations at Gloninger Meadows.

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of same, or, if no period be specified, within sixty (60) days after the said opening, and shall within the period specified therefore or prescribed forms are presented to him for signature, enter into a written Contract with the Authority in accordance with the bid as accepted and give bond with good and sufficient surety or sureties, as may be required for the faithful performance and proper fulfillment of such Contract; or in the event of the withdrawal of said bid within the period specified or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Authority the difference between the amount specified in said bid and the amount for which the Authority may procure the required work or supplies or both., if the latter amount be in excess of the former; then the obligation shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their several seals this _____ day of _____ , 2021. The name and corporate party being hereto affixed and these presents fully signed by its undersigned representatives, pursuant to authority of its governing body.

NOTE: Date of Bond must not be prior to date of Contract. If Contractor is Partnership, all partners should execute Bond. In the event the penal sum exceeds the Surety's underwriting limitations as set forth in Department of the Treasury Circular 570, Surety shall inform Owner of this fact and shall provide fully executed co-insurance or re-insurance agreements which shall be effective as of the date of the delivery of this Bond.

IN PRESENCE OF:

_____ _____

(Individual Principal)

_____ _____

_____

(Business Address)

ATTEST:

_____ _____

(Corporate Principal)

_____

_____

(Business Address)

BY: Seal

If Power of Attorney for person named or Surety Company must be attached to

Bond. CERTIFICATION AS TO CORPORATE PRINCIPAL

I _____ certify that I am the _____

Secretary of the Corporation named as Principal in the within bond; that

_____ who signed the said bond on behalf of the Principal was then

_____ of said corporation; that I know his signature and his signature thereto is genuine and that said bond was duly signed, sealed and attested to for and in behalf of said corporation by authority of its governing body.

_____ Affix Corporate Seal

AFFIDAVIT

STATE OF _____)

) SS.

COUNTY OF _____)

_____ deposes and says, being first duly sworn,

(Name)

That he is _____ , the party making the

(Title)

foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Housing Authority of the County of Lebanon or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signature of:

_____

Bidder, if the bidder is an Individual;

_____

Partner, if the bidder is a Partnership;

_____

Officer, if the bidder is a Corporation

Subscribed and sworn to before me

this _____ day _____ of 20_____

my commission expires _____ 20_____

STATEMENT OF BIDDER'S QUALIFICATIONS

Do not supply with this Statement of Bidder's Qualifications OR the Previous Participation Certificate which follows with your bid. Rather both of these documents are to be furnished only on request of the Authority after the opening of bids and prior to contract award.

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, add separate sheets for items marked with an *.

1. Name of Bidder; _____

2. Permanent main office address; _____

3. When Organized: _____

4. Where Incorporated: _____

5. How many years have you been engaged in the contracting business under your present firm name?_____

6. *Contracts on hand: (provide a schedule showing gross amount of each contract and approximate anticipated dates of completion).

7. *General character of work performed by your company.

9. Have you ever failed to complete any work awarded to you? _____ If so where and why? _____

10. *List the more important jobs recently completed by your company. Provide the approximate cost for each and the month and year completed.

11. *List your major equipment available for this contract.

12. * Experience in construction work similar in importance to this project.

13. * Background and experience of the principal members of your staff, including the officers.

14. * Amount of credit available (furnish written evidence).

15. *Financial statement no more than sixty (60) days old and containing not less than the information required on the sample balance sheet on the following page.

BALANCE SHEET

As of

ASSETS

Current Assets

Cash	
Joint Venture Accounts	$
Notes Receivable	$
Accrued Interest on Notes	$
Deposits	$
Materials and Prepaid Expense	$
TOTAL CURRENT ASSETS	$
Fixed Assets – Net	$
Other Assets	$
TOTAL ASSETS	$

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	$
Notes Payable	$
Accrued Interest on Notes	$
Provision for Income Taxes	$
Advances Received from Owners	$
Accrued Salaries	$
Accrued Payroll Taxes	$
Other	$
TOTAL CURRENT LIABILITES	$
Other Liabilities	$

Capital

Capital Stock	$
Authorized & Outstanding Shares, Par Value	$
Earned Surplus	$
TOTAL LIABILITES AND CAPITAL	$

16. Will you, upon request fill out a detailed financial statement and furnish any other information that may be required by the Authority?_____

17. The undersigned hereby authorizes and requests any person, form or corporation to furnish any Information requested by the Authority in verification of the recitals comprising this Statement of Bidder's Qualifications.

Dated at _____ this _____ day of _____ 2021

Name of Bidder:

By: _____ Title:

State of_

County of

_____ Being duly sworn deposes and says that he/she
(name)

is _____ of _____
(title) (firm name)

and that the answers to the foregoing questions and all statements therein contained are true and correct.

Sworn to before me this_____ day of , 2022.

_____ my commission expires: , 20____
(Notary)

Previous Participation Certification

OMB Approval No. 2502-0118
(Exp. 05/31/2019)

US Department of Housing and Urban Development
Office of Housing/Federal Housing Commissioner

US Department of Agriculture
Farmers Home Administration

Part I to be completed by Principals of Multifamily Projects *(See instructions)* Reason for submission:		**For HUD HQ/FmHA use only**	
1. Agency name and City where the application is filed		**2**. Project Name, Project Number, City and Zip Code	
3. Loan or Contract amount $	**4**. Number of Units or Beds	**5**. Section of Act	**6**. Type of Project (check one) ☐ Existing ☐ Rehabilitation ☐ Proposed (New)

7. List all proposed Principals and attach organization chart for all organizations

Name and address of Principals and Affiliates (Name: Last, First, Middle Initial) proposing to participate	**8 Role of Each Principal in Project**	**9. SSN or IRS Employer Number**

Certifications: The principal(s) listed above hereby apply to HUD or USDA FmHA, as the case maybe, for approval to participate as principal(s) in the role(s) and project listed above. The principal(s) each certify that all the statements made on this form are true, complete and correct to the best of their knowledge and belief and are made in good faith, including any Exhibits attached to this form. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. The principal(s) further certify that to the best of their knowledge and belief:

1. Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA FmHA and/or State and local government housing finance agencies in which the principal(s) have participated or are now participating.
2. For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:

a. No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
b. The principals have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
c. There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the principals or their projects;
d. There has not been a suspension or termination of payments under any HUD assistance contract due to the principal's fault or negligence;
e. The principals have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
f. The principals have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
g. The principals have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;

3. All the names of the principals who propose to participate in this project are listed above.
4. None of the principals is a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
5. None of the principals is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
6. None of the principals have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(a). (If any principals or affiliates have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
7. None of the principals is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.
8. Statements above (if any) to which the principal(s) cannot certify have been deleted by striking through the words with a pen, and the relevant principal(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

Name of Principal	**Signature of Principal**	**Certification Date(mm/dd/yyyy**	**Area Code and Tel. No.**
This form prepared by (print name)		**Area Code and Tel. No.**	

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience"**.

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved)	3.List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5.Was the Project ever in default during your participation Yes	No	If yes, explain	6. Last MOR rating and Physical Insp. Score and date

Part II- For HUD Internal Processing Only

Received and checked by me for accuracy and completeness; recommend approval or refer to Headquarters after checking appropriate box.

Date (mm/dd/yyyy)	Tel No. and area code	☐ A. No adverse information; form HUD-2530 approval recommended.	☐ C. Disclosure or Certification problem
Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Instructions for Completing the Previous Participation Certificate, form HUD-2530

Carefully read these instructions and the applicable regulations. A copy of those regulations published at 24 C.F.R. 200.210 to 200.245 can be obtained from the Multifamily Housing Representative at any HUD Office. Type or print neatly in ink when filling out this form. Mark answers in all blocks of the form. If the form is not filled completely, it will delay approval of your application.

Attach extra sheets as you need them. Be sure to indicate "Continued on Attachments" wherever appropriate. Sign each additional page that you attach if it refers to you or your record.

Carefully read the certification before you sign it. Any questions regarding the form or how to complete it can be answered by your HUD Office Multifamily Housing Representative.

Purpose: This form provides HUD with a certified report of all previous participation in HUD multifamily housing projects by those parties making application. The information requested in this form is used by HUD to determine if you meet the standards established to ensure that all principal participants in HUD projects will honor their legal, financial and contractual obligations and are acceptable risks from the underwriting standpoint of an insurer, lender or governmental agency. HUD requires that you certify your record of previous participation in HUD/USDA-FmHA, State and Local Housing Finance Agency projects by completing and signing this form, before your project application or participation can be approved.

HUD approval of your certification is a necessary precondition for your participation in the project and in the capacity that you propose. If you do not file this certification, do not furnish the information requested accurately, or do not meet established standards, HUD will not approve your certification.

Note that approval of your certification does not obligate HUD to approve your project application, and it does not satisfy all other HUD program requirements relative to your qualifications.

Who Must Sign and File Form HUD-2530:

Form HUD-2530 must be completed and signed by all principals applying to participate in HUD multifamily housing projects, including those who have no previous participation. The form must be signed and filed by all principals and their affiliates who propose participating in the HUD project. Use a separate form for each role in the project unless there is an identity of interest.

Principals include all individuals, joint ventures, partnerships, corporations, trusts, non-profit organizations, any other public or private entity that will participate in the proposed project as a sponsor, owner, prime contractor, turnkey developer, managing agent, nursing home administrator or operator, packager, or consultant. Architects and attorneys who have any interest in the project other than an arm's length fee arrangement for professional services are also considered principals by HUD.

In the case of partnerships, all general partners regardless of their percentage interest and limited partners having a 25 percent or more interest in the partnership are considered principals. In the case of public or private corporations or governmental entities, principals include the president, vice president, secretary, treasurer and all other executive officers who are directly responsible to the board of directors, or any equivalent governing body, as well as all directors and each stockholder having a 10 percent or more interest in the corporation.

Affiliates are defined as any person or business concern that directly or indirectly controls the policy of a principal or has the power to do so. A holding or parent corporation would be an example of an affiliate if one of its subsidiaries is a principal.

Exception for Corporations – All principals and affiliates must personally sign the certificate except in the following situation. When a corporation is a principal, all of its officers, directors, trustees and stockholders with 10 percent or more of the common (voting) stock need not sign personally if they all have the same record to report. The officer who is authorized to sign for the corporation or agency will list the names and title of those who elect not to sign. However, any person who has a record of participation in HUD projects that is separate from that of his or her organization must report that activity on this form and sign his or her name. The objective is **full** disclosure.

Exemptions – The names of the following parties do not need to be listed on form HUD-2530: Public Housing Agencies, tenants, owners of less than five condominium or cooperative units and all others whose interests were acquired by inheritance or court order.

Where and When Form HUD-2530 Must Be Filed: The original of this form must be submitted to the HUD Office where your project application will be processed at the same time you file your initial project application. This form must be filed with applications for projects, or when otherwise required in the situations listed below:

- Projects to be financed with mortgages insured under the National Housing Act (FHA).
- Projects to be financed according to Section 202 of the Housing Act of 1959 (Elderly and Handicapped).
- Projects in which 20 percent or more of the units are to receive a subsidy as described in 24 C.F.R. 200.213.
- Purchase of a project subject to a mortgage insured or held by the Secretary of HUD.
- Purchase of a Secretary-owned project.
- Proposed substitution or addition of a principal or principal participation in a different capacity from that previously approved for the same project.
- Proposed acquisition by an existing limited partner of an additional interest in a project resulting in a total interest of 25 percent or more or proposed acquisition by a corporate stockholder of an additional interest in a project resulting in a total interest of 10 percent or more.
- Projects with U.S.D.A., Farmers Home Administration, or with state or local government housing finance agencies that include rental assistance under Section 8 of the Housing Act of 1937. For projects of this type, form HUD-2530 should be filed with the appropriate applications directly to those agencies.

Review of Adverse Determination: If approval of your participation in a HUD project is denied, withheld, or conditionally granted on the basis of your record of previous participation, you will be notified by the HUD Office. You may request reconsideration by the HUD Review Committee. Alternatively, you may request a hearing before a Hearing Officer. Either request must be made in writing within 30 days from your receipt of the notice of determination.

If you do request reconsideration by the Review Committee and the reconsideration results in an adverse determination, you may then request a hearing before a Hearing Officer. The Hearing Officer will issue a report to the Review Committee. You will be notified of the final ruling by certified mail.

Specific Line Instructions:

Reason for submitting this Certification: e.g., refinance, change in ownership, change in management agent, transfer of physical assets, etc.

Block 1: Fill in the name of the agency to which you are applying. For example: HUD Office, Farmers Home Administration District office, or the name of a State or local housing finance agency. Below that, fill in the name of the city where the office is located.

Block 2: Fill in the name of the project, such as "Greenwood Apts." If the name has not yet been selected, write "Name unknown." Below that, enter the HUD contract or project identification number, the Farmers Home Administration project number, or the State or local housing finance agency project or contract number. Include **all** project or contract identification numbers that are relevant to the project. Also enter the name of the city in which the project is located, and the ZIP Code.

Block 3: Fill in the dollar amount requested in the proposed mortgage, or the annual amount of rental assistance requested.

Block 4: Fill in the number of apartment units proposed, such as "40 units." For hospital projects or nursing homes, fill in the number of beds proposed, such as "100 beds."

Block 5: Fill in the section of the Housing Act under which the application is filed.

Block 7: Definitions of all those who are considered principals and affiliates are given above in the section titled "Who Must Sign and File...."

Block 8: Beside the name of each principal, fill in the appropriate role. The following are examples of possible roles that the principals may assume: Owner/Mortgagor, Managing Agent, Sponsor, Developer, General Con-tractor, Packager, Consultant, Nursing Home Administrator etc.

Block 9: Fill in the Social Security Number or IRS employer number of every principal listed, including affiliates.

Instructions for Completing Schedule A:

Be sure that Schedule A is filled-in completely, accurately and the certification is properly dated and signed, because it will serve as a legal record of your previous experience. All Multifamily Housing projects involving HUD/ FmHA, and State and local Housing Finance Agencies in which you have previously participated **must be** listed. Applicants are reminded that previous participation pertains to the individual principal within an entity as well as the entity itself. A newly formed company may not have previous participation, but the principals within the company may have had extensive participation and disclosure of that activity is required.

Column 2. ***All previous projects must be listed or your certification cannot be processed.*** Include the name of all projects, project number, city where it is located and the governmental agency (HUD, USDA-FmHA or state or local housing finance agency) that was involved.

Column 3. List the role(s) as a principal, dates participated and if fee or identity of interest (IOI) with owners.

Column 4. Indicate the current status of the loan. Except for current loan, the date associated with the status is required. Loans under a workout arrangement are considered assigned. For all noncurrent loans, an explanation of the status is required.

Column 5. Explain any project defaults during your participation.

Column 6. Provide the latest Management Review (MOR) rating and Physical Inspection score.

Certification: After you have completed all other parts of form HUD-2530, including schedule A, read the Certification carefully. In the box below the statement of the certification, fill in the names of all principals and affiliates as listed in block 7. Each principal should sign the certification with the exception in some cases of individuals associated with a corporation (see "Exception for Corporations" in the section of the instructions titled "Who Must Sign and File Form HUD-2530). Principal who is signing on behalf of the entity should attach signature authority document. Each principal who signs the form should fill in the date of the signature and a telephone number. By providing a telephone number, HUD can reach you in the event of any questions.

If you cannot certify and sign the certification as it is printed because some statements do not correctly describe your record, use a pen to strike through those parts that differ with your record, and then sign and certify.

Attach a signed statement of explanation of the items you have struck out on the certification. Item 2e. relates to felony convictions within the past 10 years. If you are convicted of a felony within the past 10 years, strike out 2e. and attach statement of explanation. A felony conviction will not necessarily cause your participation to be disapproved unless there is a criminal record or other evidence that your previous conduct or method of doing business has been such that your participation in the project would make it an unacceptable risk from the underwriting stand point of an insurer, lender or governmental agency.

The Department of Housing and Urban Development (HUD) is authorized to collect this information by law (42 U.S.C. 3535(d) and 24 C.F.R. 200.217) and by regulation at 24 CFR 200.210. This information is needed so that principals applying to participate in multifamily programs can become HUD-approved participants. The information you provide will enable HUD to evaluate your record with respect to established standards of performance, responsibility and eligibility. Without prior approval, a principal may not participate in a proposed or existing multifamily project. HUD uses this information to evaluate whether or not principals pose an unsatisfactory underwriting risk. The information is used to evaluate the potential principals and approve only individuals and organizations that will honor their legal, financial and contractual obligations.

Privacy Act Statement: The Housing and Community Development Act of 1987, 42 U.S.C. 3543 requires persons applying for a Federally-insured or guaranteed loan to furnish his/her Social Security Number (SSN). HUD must have your SSN for identification of your records. HUD may use your SSN for automated processing of your records and to make requests for information about you and your previous records with other public agencies and private sector sources. HUD may disclose certain information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. You must provide all of the information requested in this application, including your SSN.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

A response is mandatory. Failure to provide any of the information will result in your disapproval of participation in this HUD program.

FORM OF AGREEMENT
(SAMPLE ONLY)

CONTRACT NO. _____

THIS AGREEMENT made this day of , 2022 by and between:

_____ hereinafter called the "CONTRACTOR" and the Lebanon County Housing Authority, Lebanon, Pennsylvania, hereinafter called the "AUTHORITY"

WITNESSETH, that the Contractor and the Authority for the consideration stated herein mutually agree as follows:

ARTICLE 1 - STATEMENT OF WORK

The Contractor shall furnish all labor, materials, equipment and services, and perform all work required for the completion of Contract No 2022- 0101 in accordance with the specifications entitled Project Dwelling Renovations, Gloninger Meadows for the HOUSING AUTHORITY OF LEBANON COUNTY, LEBANON, PENNSYLVANIA.

And Addendum thereto numbered _____ and dated _____ and the Drawings referred to therein, which said Specifications, Addenda and Drawings are incorporated herein by reference and made a part thereof.

ARTICLE 2 - THE CONTRACT PRICE

The Authority shall pay the Contractor for the performance of the Contract in current funds, subject to additions and deductions as provided in the Specifications, the sum of:

_____ Dollars ($ _____)

ARTICLE 3 - CONTRACT DOCUMENTS

The Contract shall consist of the following component parts:

a. This Instrument
b. General Conditions
c. Special Conditions
d. Technical Specifications
e. The Drawings

This Instrument, together with the other Documents enumerated in this Article 3, which said other Documents are as fully a part of the Contract as if hereto attached or herein repeated, form the Contract. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision in the component part first enumerated in this Article 3 shall govern, except as otherwise specifically stated. The various provisions in Addenda shall be construed in the order of preference of the component part of the Contract which it modifies.

IN WITNESS HEREOF, the parties hereto have caused this Instrument to be executed in two (2) original counterparts the day and year above written.

ATTEST: CONTRACTOR

_____ By:

Title:

_____

(business address)

_____

Corporate Certification

I _____, certify that I am the _____ of the Corporation names as Contractor herein, that _____ who signed this Contract on behalf of the Contractor was then _____ of said Corporation; has Authority to execute the same and is the individual who signs similar contracts on behalf of this Company with the public generally and then said Contract was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

Signature:

ATTEST: HOUSING AUTHORITY OF THE COUNTY OF LEBANON

_____ By:

Title:

_____

(business address)

_____

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 12/31/2011)

Applicability. This form is applicable to any construction/development contract greater than $100,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 24 CFR 85.36, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).
The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.
Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Responses to the collection of information are required to obtain a benefit or to retain a benefit.
The information requested does not lend itself to confidentiality.
HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

Table of Contents

1. Definitions

"Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.

"Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.

"Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.

"Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.

"Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.

"HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.

"Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.

"PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.

"Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.

"Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.

The Contractor shall perform on the site, and with its own organization, work equivalent to at least 12 percent of the total amount of work to be performed under the contract. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.

At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.

The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.

The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.

The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall:

(1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.

The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.

The Architect's duties and responsibilities may include but shall not be limited to:

Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;

Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;

Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,

Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

5. Pre-construction Conference and Notice to Proceed

Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.

The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three

copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.

The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.

Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

Wherever in the specifications or upon the drawings the words 'directed", 'required", 'ordered", 'designated", 'prescribed", or words of like import are used, it shall be understood that the 'direction", 'requirement", 'order", 'designation", or 'prescription", of the Contracting Officer is intended and similarly the words 'approved", 'acceptable", 'satisfactory", or words of like import shall mean 'approved by", or 'acceptable to", or 'satisfactory to" the Contracting Officer, unless otherwise expressly stated.

Where 'as shown", 'as indicated", 'as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word 'provided" as used herein shall be understood to mean 'provide complete in place" that is 'furnished and installed". 'Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural

elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with information below.

If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.

This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

'As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. 'As-built drawings" shall be synonymous with 'Record drawings."

As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.

This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.

Approval of equipment and materials.

The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.

Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.

Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.

Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.

After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.

Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

In performing this contract, the Contractor shall:

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

Protect the lives, health, and safety of other persons;

Prevent damage to property, materials, supplies, and equipment; and,

Avoid work interruptions.

For these purposes, the Contractor shall:

Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and

Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to

property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.

No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.

If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.

The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.

The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.

The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.

The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use

temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of Construction

Definitions. As used in this clause –

(1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.

(2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.

(3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.

The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.

PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.

The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.

The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

The PHA may conduct routine inspections of the construction site on a daily basis.

The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor hall promptly segregate and remove rejected material from the premises.

If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.

If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.

The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.

While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in
writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of one year from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.

The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—

(1) The Contractor's failure to conform to contract requirements; or
(2) Any defects of equipment, material, workmanship or design furnished by the Contractor.

The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.

The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.

If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.

With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:

(1) Obtain all warranties that would be given in normal commercial practice;
(2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
(3) Enforce all warranties for the benefit of the PHA.

(4) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.

Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.

This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

25. Contract Period

The Contractor shall complete all work required under this contract within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

The PHA shall pay the Contractor the price as provided in this contract.

The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.

Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one

project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved breakdown of the contract price. Such estimates shall be submitted not later than 14 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made:

I hereby certify, to the best of my knowledge and belief, that:

The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;

Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,

This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Name:

Title:

Date:

Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it

The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.

Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.

The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.

The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:

(1) In the specifications (including drawings and designs);
(2) In the method or manner of performance of the work;
(3) PHA-furnished facilities, equipment, materials, services, or site; or,
(4) Directing the acceleration in the performance of the work.

Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.

Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.

If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.

The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.

The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.

Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.

Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.

The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.

The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.

Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.

Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.

If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order);

and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

(a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

(b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.

(c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.

(d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.

(e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.

(f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing

the work.

The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—

The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and

The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.

If, after termination of the Contractor's right to proceed, itis determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of **one hundred ($100)** for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.

If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the PHA in completing the work.

If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

See additional information concerning liquidated damages in Specification Section 324A.

34. Termination for Convenience

The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of

the work under the contract is terminated, and the date upon which such termination becomes effective.

If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.

The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.

Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:

(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than One Million Dollars ($1,000,000) per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than five hundred thousand ($500,000) per occurrence.

Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at

the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

Definitions. As used in this contract –

"Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract. (2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors..

Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area

firms:

Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;

Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;

Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and

Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.

The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship

The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.

The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.

The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and

accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.

The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

See the attached Section 3 Program addendum for requirements concerning employment and training requirements

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding

of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.

The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding $10,000.

The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds $2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount

of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH21) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

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

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(v) (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

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

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

Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted

shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;

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

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

(iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.

(iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(4) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and

wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(5) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

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

(7) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.

(8) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.

(9) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

(10) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved

in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.

(11) Certification of eligibility.

By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in any of these requirements, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions in these requirements, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause.

Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in these requirements.

Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in

any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions

47. Non-Federal Prevailing Wage Rates

Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds: (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL recognized State Apprenticeship Agency; or

An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of $10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of $10,000 of the item both under and outside that contract.

ANTI-POLLUTION LEGISLATION

On October 26, 1972, House Bill number 1969 was enacted into law. This Act (No. 247) became effective on November 25, 1972. It requires that bidders on construction contracts for the Commonwealth of Pennsylvania be advised of those provisions of Federal and State statutes, rules, and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources that affect the project on which bids are being received.

The Bidder shall thoroughly acquaint himself with the terms of the listed statutes, rules, and regulations. No separate or additional payment will be made for such compliance. In the event that the listed statutes, rules, and regulations are amended, or if new statutes, rules, or regulations become effective, after date of receipt of bids upon receipt of documentation which cause the Contractor to perform additional work, the Owner may issue a change order or deviation request setting forth the additional work that must be undertaken. This change order or deviation request shall not invalidate the Contract.

It is the responsibility of the Contractor to determine what local ordinances, if any, will affect his work. He shall check for any county, city, borough, or township rules or regulations applicable to the area in which the Project is being constructed and in addition, for any rules or regulations of other organizations having jurisdiction, such as chambers of- commerce, planning commissions, industries, or utility companies who have jurisdiction over lands which the Contractor occupies. Any costs of compliance with local controls shall be included in the prices bid, even though documents of such local controlling agencies are not listed herein.

STIPULATION AGAINST LIENS

Housing Authority of the County of Lebanon, Pennsylvania
_____)
vs.
_____)

WHEREAS, The Housing Authority of Lebanon County, Lebanon, Pennsylvania, a body politic and corporation of the Commonwealth of Pennsylvania, is about to execute contemporaneously herewith a Contract with _____ a company organized and existing under the laws of _____ for_____on sites located at Lebanon, Pennsylvania.

NOW, THEREFORE, ON _____ , at the time of and immediately before the execution of the Contract and before any authority has been given by the said Housing Authority of the County of Lebanon, Pennsylvania, to said _____ to commence work on said project or purchase material for same, in consideration of the making of the said _____ and for the further consideration of One Dollar paid to the said Housing Authority of the County of Lebanon, Pennsylvania, by _____ _____ , it is agreed that no mechanic's claims or other liens shall be filed against the building and/or lot of ground appurtenant thereto by said_____ nor any subcontractor, nor by any of the materialmen or workmen or any person for any materials or labor or extra materials or labor purchased or furnished in connection with the construction of the said project or any part thereof, the right to file such claims or liens being expressly waived and relinquished herewith.

THE HOUSING AUTHORITY OF THE COUNTY OF LEBANON, PENNSYLVANIA

ATTEST: _____By:

Title:

CONTRACTOR

_____

ATTEST: By:

Title:

PAYMENT AND PERFORMANCE BONDS

Payment and Performance bonds shall be submitted in a format equivalent to the most recent published version of AIA A312.

IMPORTANT NOTE CONCERNING WAGE RATES

"General Decision Number: PA20220123 01/07/2022

Superseded General Decision Number: PA20210123

State: Pennsylvania

Construction Type: Residential

Counties: Lancaster and Lebanon Counties in Pennsylvania.

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

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.
Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022, Executive Order 14026 generally applies to the contract. The contractor must pay all covered workers at least $15.00 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2022.

If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022, Executive Order 13658 generally applies to the contract. The contractor must pay all covered workers at least $11.25 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2022.

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

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

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Modification Number	Publication Date
0	01/07/2022

BRPA0001-018 05/01/2019

	Rates	Fringes
BRICKLAYER	$ 43.45	29.36

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* CARP0167-005 05/01/2021

	Rates	Fringes

CARPENTER.....$ 39.97 27.91

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* ENGI0542-010 05/01/2021

	Rates	Fringes
OPERATOR:		
Backhoe/Excavator/Trackhoe.....$	50.80	28.89

FOOTNOTE: A. PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day and Christmas Day

TOXIC/HARARDOUS WASTE REMOVAL

Add 20 per cent to basic hourly rate for all classifications

LABO0413-011 05/01/2021

	Rates	Fringes
LABORER		
Common or General.....$	34.20	25.99

PAIN0021-011 05/01/2021

	Rates	Fringes
PAINTER (Brush and Roller).....$	29.02	21.14

PLUM0690-013 05/01/2021

	Rates	Fringes
PLUMBER.....$	59.83	35.86

ROOF0030-015 05/01/2020

	Rates	Fringes
ROOFER.....$	39.50	31.80

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* UAVG-PA-0040 04/17/2019

	Rates	Fringes
ELECTRICIAN.....$	40.12	25.29

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

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is

like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

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

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

Union Rate Identifiers

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

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

Survey Rate Identifiers

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

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

Union Average Rate Identifiers

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

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

WAGE DETERMINATION APPEALS PROCESS

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

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

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Division National Office Branch of Wage Surveys. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

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

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

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

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

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

3.) If the decision of the Administrator is not favorable, an

interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

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

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

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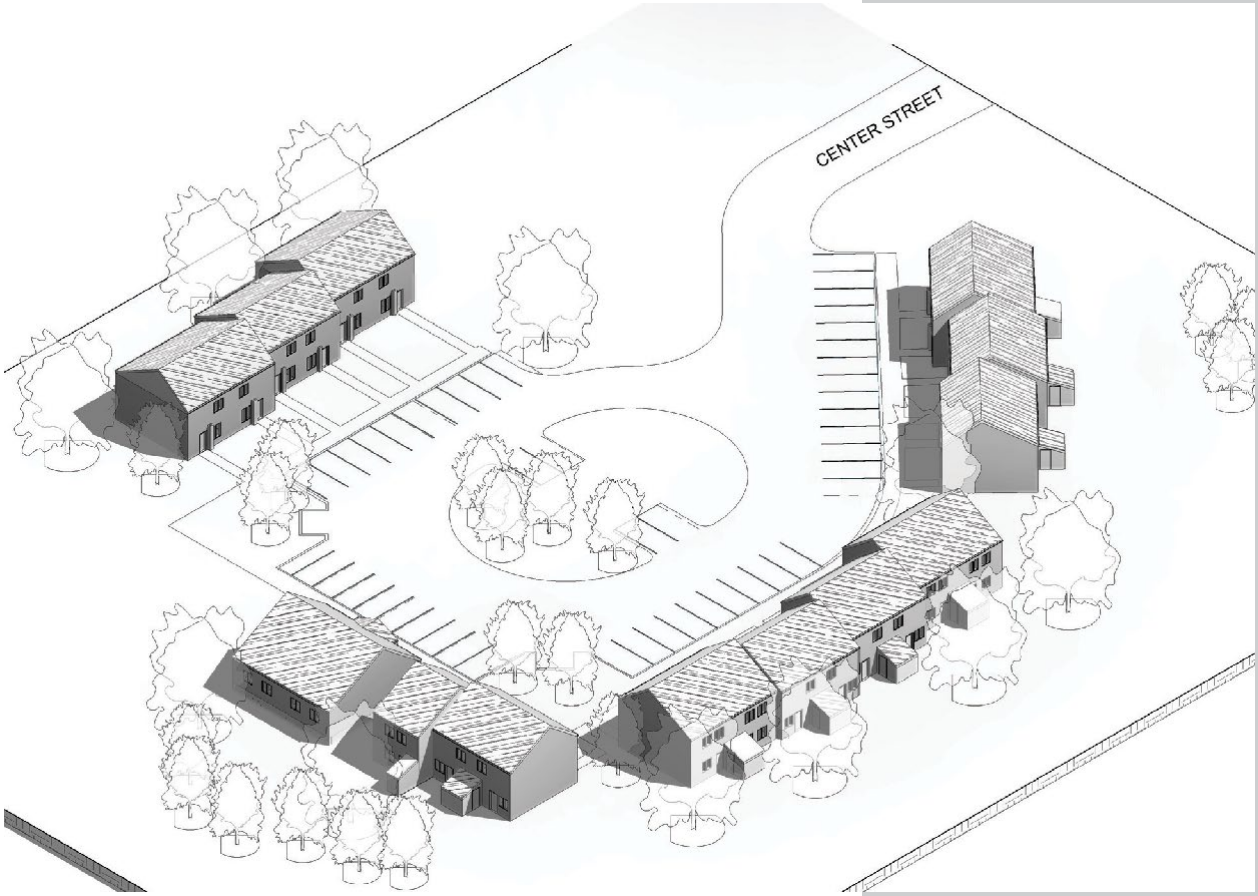
END OF GENERAL DECISION"

SPECIFICATIONS

Dwelling Renovations to Gloninger Meadows Apartments



Lebanon County Housing Authority

Dwelling Renovations to Gloninger Meadows Apartments

December 10, 2021

Bryan Hoffman, Executive Director
Housing Authority of the County of Lebanon
P.O. Box 420
Lebanon, PA 17042

Bid Set

THOMPSON ASSOCIATES ARCHITECTS AND PLANNERS
SMARTER DESIGN GROUP

TABLE OF CONTENTS

DIVISION 14 – CONVEYING SYSTEMS – NOT USED

DIVISION 22 – PLUMBING

DIVISION 23 – HVAC

DIVISION 26 – ELECTRICAL

DOCUMENT 000115 - LIST OF DRAWING SHEETS

1.1 LIST OF DRAWINGS

A. Drawings: Drawings consist of the Contract Drawings and other drawings listed on the Table of Contents page of the separately bound drawing set titled Dwelling Renovations to Gloninger Meadows Apartments, dated

B. April 5, 2021, as modified by subsequent Addenda and Contract modifications.

C. Gloninger Meadows Renovations List of Drawings: Drawings consist of the following Contract Drawings and other drawings of type indicated:

1. CS – Cover Sheet

2. Architectural:
   a. L1.1 – Site Plan & Details
   b. A1.1 – Not Used
   c. A1.2 – 2 BR Unit - Floor Plans & Finish Schedule
   d. A1.3 – 3 BR Unit - Floor Plans, Finish Schedule, & Details
   e. A2.1 – 2 BR Unit - Reflected Ceiling Plans, Interior Elevations, & Details
   f. A2.2 – 3 BR Unit - Reflected Ceiling Plans, Interior Elevations, & Details

3. Plumbing:
   a. P0.0 – Plumbing Information Sheet
   b. P1.1 - Plumbing 2 BR Unit – Floor Plans
   c. P1.2 - Plumbing 3 BR Unit – Floor Plans

4. HVAC
   a. H0.0 – HVAC Information Sheet
   b. H1.1 - HVAC 2 BR Unit – Floor Plans
   c. H1.2 - HVAC 3 BR Unit – Floor Plans
   d. H2.0 – HVAC Schedules and Details Sheet

5. Electrical
   a. E0.0 – Electrical Information Sheet
   b. E1.1 - Electrical 2 BR Unit – Floor Plans
   c. E1.2 - Electrical 3 BR Unit – Floor Plans

END OF DOCUMENT 000115

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SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and Drawing conventions.

B. Related Requirements:

1. Section 011200 "Multiple Contract Summary of Work" for summary of four prime contracts for General Construction, Plumbing Construction, HVAC Construction, and Electrical Construction. Section includes responsibilities for coordination and temporary facilities and controls.

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

1.2 PROJECT INFORMATION

A. Project Identification:

1. Dwelling Renovations to Gloninger Meadows Apartments – project number 2019005

2. Project Location: Gloninger Meadows Apartments: 2100 Center St, Lebanon, PA 17042

B. Owner: Lebanon County Housing Authority, Stevens Towers, 930 Willow St. – Suite #1, Lebanon, PA 17046

1. Owner's Representative: Bryan Hoffman, Executive Director, P.O. Box 420, Lebanon, PA 17042, BHoffman@lcha.com, telephone: 717.273.1630 x-106, fax: 717.273.6950, TDD 800.545.1833 x-826.

C. Architect: Smarter Design Group, LLC, and Thompson Associates Architects and Planners, 2302 Bellevue Rd, Harrisburg PA 17104, jrthompson@thompsonassociatesltd.com, telephone: 717.798.0048.
1. Architect's Representative: Jonathan F. Thomas Associate AIA, jonathan@smarterdesigngroup.com, telephone: 717.514.4469.

D. Mechanical/Electrical Engineer: Building Services Engineering Group, 4949 Liberty Ln, Suite 115, Allentown, PA 18106.
   1. Engineer's Representative: Robert Siglin, President, rsiglin@bseg-ce.com, telephone: 610-351-8369

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. Type of Contract:

   1. Project will be separated into four (4) prime contracts.
      a. General Construction
      b. Plumbing Construction
      c. HVAC Construction
      d. Electrical Construction

B. The Work of Project is defined by the Contract Documents for renovations with four prime contracts; General Construction, Plumbing Construction, HVAC Construction, and Electrical Construction, as follows:

   1. Phased renovations to 23 Gloninger Meadows townhouse units – General Construction:
      a. Provide project coordination, waste management services, and project cleaning.
      b. Selective demolition of residential casework (cabinets and counter tops) in kitchens and bathrooms.
      c. Cutting and patching in coordination with other prime contracts.
      d. Patching and repair of existing finished flooring in preparation for encapsulation.
      e. New concrete exterior pad for new equipment provided by HVAC Contractor.
      f. New metal stud and drywall bulkheads to enclose new insulated metal ductwork provided by HVAC Contractor.
      g. New residential kitchen caseworks, cabinets, and solid surface counter tops.
      h. New residential bathroom casework, including vanities with solid surface tops (and integral sink bowls).
      i. Replace existing closet shelving.
      j. New luxury vinyl resilient floor tile with new resilient base throughout.
      k. New interior paint of all new and existing drywall surfaces, throughout. Paint interior wood doors, door frames, window and door trim, and closet shelving. Exclude painting existing pre-finished metal bi-fold closet doors.
   2. Phased renovations to 23 Gloninger Meadows townhouse units – Plumbing Construction:
      a. Provide temporary potable water supply for all contractors at each unit.
      b. Selective demolition of domestic water heater, and all plumbing fixtures.
      c. New domestic water heater.
      d. New bathtub and shower fixtures. Install faucets and controls furnished by Owner.
      e. New water closet fixtures.
      f. New single-bowl kitchen sink. Install faucet furnished by Owner.
      g. Install bathroom lavatory faucets furnished by Owner.
      h. Modify laundry controls as indicated.

3. Phased renovations to 23 Gloninger Meadows townhouse units – HVAC Construction:
   a. Provide temporary heat to maintain minimum required temperatures. HVAC Contractor may use new HVAC equipment for temporary heating purposes.
   b. Selective demolition of existing HVAC equipment, including interior HVAC equipment and exposed portions of metal ductwork.
   c. New pad-mounted exterior air conditioning unit, on pad provided by the General Contractor.
   d. New interior, gas-fired HVAC unit.
   e. New insulated metal ductwork system.
   f. New kitchen exhaust hood connected to existing metal exhaust ductwork. Clean existing kitchen exhaust ductwork.
   g. New bathroom ceiling exhaust fan connected to existing ductwork. Clean existing bathroom exhaust ductwork.
4. Phased renovations to 23 Gloninger Meadows townhouse units – Electrical Construction:
   a. Provide temporary convenience power and lighting for all contractors at each unit.
   b. Selective demolition of existing electrical panels. Modify and re-use existing circuiting, as indicated.
   c. New electrical panels.
   d. Connect new HVAC equipment provided by HVAC, including HVAC system, kitchen exhaust hoods, and bathroom exhaust fans.

5. Other Work indicated in the Contract Documents.

1.4 PHASED CONSTRUCTION

A. The Work shall be conducted in multiple phases, with each phase substantially complete as indicated. The Owner will relocate tenants between phases. The number of units available at each phase will increase based on tenant vacancy rate.

1. Phase One: The initial phase of work includes xxxxxx units at Gloninger Meadows.

   a. Commencement of Construction:

      1) Notice to Proceed: Work of this phase shall commence within ten days after the Notice to Proceed.

   b. Substantial Completion:

      1) Within thirty after commencement of construction of this phase.

2. Subsequent Multiple Phases: Perform the remaining Work. The remaining Work shall be substantially complete at time of Substantial Completion of the Work for each individual unit. The Owner reserves the right to occupy individual townhouse units upon Certification of Substantial Completion, to expedite relocation of existing tenants.

B. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates, and move-out and -in dates of Owner's tenants for all phases of the Work.

1.5 WORK UNDER SEPARATE CONTRACTS

A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

B. Concurrent Work: Owner has awarded separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

1. RAM Siding Company: To replace roofing and certain existing siding at each unit.

1.6 OWNER-FURNISHED/CONTRACTOR-INSTALLED (OFCI) PRODUCTS

A. Owner's Responsibilities: Owner will furnish products indicated and perform the following, as applicable:

1. Provide to Contractor Owner-reviewed Product Data, Shop Drawings, and Samples.
2. Provide for delivery of Owner-furnished products to Project site.
3. Upon delivery, inspect, with Contractor present, delivered items.

    a. If Owner-furnished products are damaged, defective, or missing, arrange for replacement.

4. Obtain manufacturer's inspections, service, and warranties.
5. Inform Contractor of earliest available delivery date for Owner-furnished products.

B. Contractor's Responsibilities: The Work includes the following, as applicable:

1. Designate delivery dates of Owner-furnished products in Contractor's construction schedule, utilizing Owner-furnished earliest available delivery dates.
2. Review Owner-reviewed Product Data, Shop Drawings, and Samples, noting discrepancies and other issues in providing for Owner-furnished products in the Work.
3. Receive, unload, handle, store, protect, and install Owner-furnished products.
4. Make building services connections for Owner-furnished products.
5. Protect Owner-furnished products from damage during storage, handling, and installation and prior to Substantial Completion.
6. Repair or replace Owner-furnished products damaged following receipt.

C. Owner-Furnished/Contractor-Installed (OFCI) Products:

1. Faucets for kitchen sinks, installed by Plumbing Contractor.

2. Faucets for bathroom lavatories, installed by Plumbing Contractor.

3. Faucets and controls for bathtub and shower, installed by Plumbing Contractor.

1.7 ACCESS TO SITE AND PREMISES

A. General: Each Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
   1. Driveways, Walkways, and Entrances: Keep driveways, numbered parking spaces of occupied units, loading areas, and entrances serving premises clear and available to occupants, Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.

C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.8 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy site and existing occupied townhouse units during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

B. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.

1.9 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

   1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

   1. Notify Owner not less than two days in advance of proposed utility interruptions.
   2. Obtain Owner's written permission before proceeding with utility interruptions.

D. Restricted Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.10 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 011200 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.

1.2 PROJECT COORDINATOR

A. The General Construction Contractor shall serve as Project Coordinator, responsible for coordination among the General Construction Contract, Plumbing Contract, HVAC Contract, and Electrical Contract.

1.3 PROJECT COORDINATOR RESPONSIBILITIES

A. Project coordinator shall perform Project coordination activities for the multiple contracts, including, but not limited to, the following:

1. Provide typical overall coordination of the Work.
2. Coordinate shared access to workspaces.
3. Coordinate product selections for compatibility.
4. Provide overall coordination of temporary facilities and controls.
5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
6. Coordinate construction and operations of the Work with work performed by each Contract and Owner's construction forces.
7. Coordinate sequencing and scheduling of the Work.
8. Provide progress cleaning of common areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
9. Coordinate cutting and patching.
10. Coordinate protection of the Work.
11. Coordinate firestopping.
12. Coordinate completion of interrelated punch list items.

1.4 GENERAL REQUIREMENTS OF CONTRACTS

A. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.

1. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.

2. Trenches and other excavation for the work of each contract shall be the work of each contract for its own work.
3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of the General Construction Contract.
4. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work. Installation of access panels shall be the work of each contract for its own work.
5. Equipment pads for the work of each contract shall be the work of the General Construction Contract.
6. Roof-mounted equipment curbs (including patching to match existing) for the work of each contract shall be the work of each contract for its own work.
7. Painting for the work of each contract shall be the work of the General Construction Contract.
8. Cutting and Patching: Each contract shall perform its own cutting; patching shall be under the General Construction Contract.
9. Through-penetration firestopping for the work of each contract shall be provided by the General Construction Contract.
10. Contractors' Startup Construction Schedule for the initial phase of work: Within five working days after startup horizontal bar-chart-type construction schedule submittal has been received from Project Coordinator, submit a matching startup horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.

B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.

1. Project Coordinator shall coordinate substitutions.

C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each contractor is responsible for the following:

1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own storage and fabrication sheds.
4. Temporary enclosures for its own construction activities.
5. Staging and scaffolding for its own construction activities.
6. General hoisting facilities for its own construction activities, up to 2 tons (2000 kg).
7. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
8. Progress cleaning of work areas affected by its operations on a daily basis.
9. Secure lockup of its own tools, materials, and equipment.
10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

D. Temporary Heating, Cooling, and Ventilation: The HVAC Contract is responsible for temporary heating, cooling, and ventilation. The Owner will pay utility-use charges.

1.5 GENERAL CONSTRUCTION CONTRACT

A. Work of the General Construction Contract includes, but is not limited to, the following:

1. Remaining work not identified as work under other contracts.
2. Work of the Project Coordinator.
3. Implementation of the Waste Management Plan as identified in Section 001500.

B. Concrete pads for HVAC equipment, as shown.

1.6 PLUMBING CONTRACT

A. Work of the Plumbing Contract includes, but is not limited to, the following:

1. Plumbing connections to equipment furnished by the HVAC Contract.

B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:

1. Provide temporary access to a potable water supply within each unit, at each phase to all Contractors.

2. Plumbing connections to existing systems and temporary facilities and controls furnished by the HVAC Contract.

1.7 HVAC CONTRACT

A. Work of the HVAC Contract includes, but is not limited to, the following:

1. Mechanical equipment mounted on concrete equipment pads provided by the General Construction Contract.

2. Kitchen range hood, furnished by the Owner.

B. Temporary facilities and controls in the HVAC Contract include, but are not limited to, the following:

1. Temporary heating and cooling. The HVAC Contractor may utilize permanent equipment to provide temporary heating and cooling.

C. Existing duct cleaning, including the kitchen range hood and bathroom ceiling exhaust ductwork.

1.8 ELECTRICAL CONTRACT

A. Work of the Electrical Contract includes, but is not limited to, the following:

1. Electrical connections to equipment furnished by the HVAC Contract.
   a. Heating and cooling equipment

b. Kitchen hood equipment.

B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:

1. Provide temporary convenience power within each unit, at each phase to all Contractors.

2. Provide temporary lighting within each unit, at each phase to all Contractors.

3. Electrical connections to existing systems and temporary facilities and controls furnished by the HVAC Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200

SECTION 012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

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

1.2 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

   1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
   2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

   1. Substitution Request Form: Use form provided in Project Manual.
   2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

      a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
      b. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
      c. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
      d. Samples, where applicable or requested.
      e. List of similar installations for completed projects, with project names and addresses as well as names and addresses of architects and owners.

f. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
g. Comparison of Contractor's construction schedule using proposed substitutions with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
h. Cost information, including a proposal of change, if any, in the Contract Sum.
i. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
j. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.4 PROCEDURES

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

1.5 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Substitution request is fully documented and properly submitted.
c. Requested substitution will not adversely affect Contractor's construction schedule.
d. Requested substitution is compatible with other portions of the Work.
e. Requested substitution has been coordinated with other portions of the Work.
f. Requested substitution provides specified warranty.

B. Substitutions for Convenience: Architect will consider requests for substitution if received within 30 days after the Notice of Award. Requests received after that time may be considered or rejected at discretion of Architect.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
b. Requested substitution does not require extensive revisions to the Contract Documents.
c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
d. Substitution request is fully documented and properly submitted.
e. Requested substitution will not adversely affect Contractor's construction schedule.
f. Requested substitution is compatible with other portions of the Work.
g. Requested substitution has been coordinated with other portions of the Work.
h. Requested substitution provides specified warranty.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012500

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SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Submittal schedule requirements.
2. Administrative and procedural requirements for submittals.

1.2 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

1.3 SUBMITTAL SCHEDULE

A. Submittal Schedule: Submit, as an action submittal, a list of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.

1.4 SUBMITTAL FORMATS

A. Submittal Information: Include the following information in each submittal:

1. Project name.
2. Date.
3. Name of Architect.
4. Name of Contractor.
5. Name of firm or entity that prepared submittal.
6. Names of subcontractor, manufacturer, and supplier.
7. Unique submittal number, including revision identifier. Include Specification Section number with sequential alphanumeric identifier; and alphanumeric suffix for resubmittals.
8. Category and type of submittal.
9. Submittal purpose and description.

10. Number and title of Specification Section, with paragraph number and generic name for each of multiple items.
11. Drawing number and detail references, as appropriate.
12. Indication of full or partial submittal.
13. Location(s) where product is to be installed, as appropriate.
14. Other necessary identification.
15. Remarks.
16. Signature of transmitter.

B. Options: Identify options requiring selection by Architect.

C. Deviations and Additional Information: On each submittal, clearly indicate deviations from requirements in the Contract Documents, including minor variations and limitations; include relevant additional information and revisions, other than those requested by Architect on previous submittals. Indicate by highlighting on each submittal or noting on attached separate sheet.

D. Electronic Submittals: Prepare submittals as PDF package, incorporating complete information into each PDF file. Name PDF file with submittal number.

1.5 SUBMITTAL PROCEDURES

A. Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.

1. Email: Prepare submittals as PDF package, and transmit to Architect by sending via email to jonathan@smarterdesigngroup.com . Include PDF transmittal form. Include information in email subject line as requested by Architect.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.

C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow ten (10) days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
2. Resubmittal Review: Allow ten (10) days for review of each resubmittal.

D. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.

E. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

1.6 SUBMITTAL REQUIREMENTS

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard published data are unsuitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each copy of each submittal to show which products and options are applicable.
3. Include the following information, as applicable:

    a. Manufacturer's catalog cuts.
    b. Manufacturer's product specifications.
    c. Standard color charts.
    d. Statement of compliance with specified referenced standards.
    e. Testing by recognized testing agency.
    f. Application of testing agency labels and seals.
    g. Notation of coordination requirements.
    h. Availability and delivery time information.

4. For equipment, include the following in addition to the above, as applicable:

    a. Wiring diagrams that show factory-installed wiring.
    b. Printed performance curves.
    c. Operational range diagrams.
    d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.

5. Submit Product Data before Shop Drawings, and before or concurrent with Samples.

B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.

1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:

    a. Identification of products.
    b. Schedules.
    c. Compliance with specified standards.
    d. Notation of coordination requirements.
    e. Notation of dimensions established by field measurement.
    f. Relationship and attachment to adjoining construction clearly indicated.

C. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other materials.

1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
2. Identification: Permanently attach label on unexposed side of Samples that includes the following:

    a. Project name and submittal number.
    b. Generic description of Sample.
    c. Product name and name of manufacturer.
    d. Sample source.
    e. Number and title of applicable Specification Section.
    f. Specification paragraph number and generic name of each item.

3. Email Transmittal: Provide PDF transmittal. Include digital image file illustrating Sample characteristics, and identification information for record.
4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

    a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
    b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

    a. Number of Samples: Submit one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.

D. Certificates:
1. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
2. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
3. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.

1.7 CONTRACTOR'S REVIEW

A. Action Submittals and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

1. Architect will not review submittals received from Contractor that do not have Contractor's review and approval.

1.8 ARCHITECT'S REVIEW

A. Action Submittals: Architect will review each submittal, indicate corrections or revisions required, and return it.

1. PDF Submittals: Architect will indicate, via markup on each submittal, the appropriate action.

B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.

C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.

D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

E. Architect will return without review submittals received from sources other than Contractor.

F. Submittals not required by the Contract Documents will be returned by Architect without action.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013300

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SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

B. Related Requirements:

1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.

1.2 USE CHARGES

A. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. The Owner will designate sources for available water service from vacant units, where available. Provide connections and extensions of services as required for construction operations.

B. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. The Owner will designate sources for available electrical service from vacant units, where available. Provide connections and extensions of services as required for construction operations.

1.3 INFORMATIONAL SUBMITTALS

A. Site Utilization Plan: staging areas, on-site storage, waste disposal storage area, and parking areas for construction personnel.

B. Moisture- and Mold-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage and mold. Describe delivery, handling, storage, installation, and protection provisions for materials subject to water absorption or water damage.

1. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and requirements for replacing water-damaged Work.
2. Indicate methods to be used to avoid trapping water in finished work.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.

3.2 TEMPORARY UTILITY INSTALLATION

A. Electrical Service: Connect to existing service.

1. Arrange with Owner to identify vacant units available for temporary electrical service connections.

B. Water Service: Connect to existing service.

1. Arrange with Owner to identify vacant units available for temporary water service connections.

C. Sanitary Facilities: Arrange with Owner to identify vacant units available for temporary toilets, wash facilities, and drinking water for use of construction personnel.

3.3 SUPPORT FACILITIES INSTALLATION

A. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

B. Parking: Do not park in numbered parking spaces of occupied units. Use designated areas of Owner's existing parking areas for construction personnel.

C. Storage and Staging: Use designated areas of Project site for storage and staging needs.

D. Waste Disposal Facilities: Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 017300 "Execution."

F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

B. Barricades and Warning Signs: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs.

C. Temporary Egress: Maintain egress from existing occupied facilities as required by authorities having jurisdiction.

D. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.

1. Prohibit smoking in construction areas. Comply with additional limits on smoking specified in other Sections.

3.5 MOISTURE AND MOLD CONTROL

A. Moisture and Mold Protection: Protect stored materials and installed Work in accordance with Moisture and Mold Protection Plan.

B. Partially Enclosed Construction Period: After installation of weather barriers but before full enclosure of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
1. Protect interior spaces from water damage.
2. Periodically collect and remove waste containing cellulose or other organic matter.
3. Discard or replace water-damaged material.
4. Do not install material that is wet.
5. Discard and replace stored or installed material that begins to grow mold.
6. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material.

3.6 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION 015000

SECTION 017300 - EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes general administrative and procedural requirements governing execution of the Work, including, but not limited to, the following:
   1. Installation of the Work.
   2. Cutting and patching.
   3. Coordination of Owner's portion of the Work.
   4. Coordination of Owner-furnished products.
   5. Progress cleaning.
   6. Starting and adjusting.
   7. Protection of installed construction.

B. Related Requirements:

   1. Section 011000 "Summary" for coordination of Owner-furnished products, Owner's separate contracts, and limits on use of Project site.
   1. Section 017419 “Construction Waste Management” for disposing of non-hazardous demolition and construction waste.
   2. Section 017700 "Closeout Procedures" for submitting Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, replacing defective work, and final cleaning.
   3. Section 024119 "Selective Demolition" for demolition and removal of selected portions of the building.

1.2 DEFINITIONS

A. Cutting: Removal of in-place construction necessary to permit installation or performance of subsequent work.

B. Patching: Fitting and repair work required to restore construction to original conditions after installation of subsequent work.

1.3 QUALITY ASSURANCE

A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

   1. Structural Elements: When cutting and patching structural elements, or when encountering the need for cutting and patching of elements whose structural function is not known, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.

2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of specified products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

A. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials. Use materials that are not considered hazardous.

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

PART 3 - EXECUTION

3.1 EXAMINATION

A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities and other construction affecting the Work.

1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, gas service piping, and water-service piping; underground electrical services; and other utilities.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.

C. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to the Architect.

3.3 CONSTRUCTION LAYOUT

A. Site Improvements: Locate and lay out concrete pad for HVAC equipment, grading, and topsoil placement.

3.4 INSTALLATION

A. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.

4. Maintain minimum headroom clearance of 84 inches in occupied spaces unless otherwise indicated on Drawings.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure satisfactory results as judged by Architect. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations, so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy of type expected for Project.

E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on-site and placement in permanent locations.

F. Tools and Equipment: Select tools or equipment that minimize production of excessive noise levels.

G. Templates: Obtain and distribute to the parties involved templates for Work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions with manufacturer.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of recessed equipment and blocking. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, wood blocking. Deliver such items to Project site in time for installation.

I. Joints: Make joints of uniform width. Where joint locations in exposed Work are not indicated, arrange joints for the best visual effect, as judged by Architect. Fit exposed connections together to form hairline joints.

J. Repair or remove and replace damaged, defective, or nonconforming Work.

1. Comply with Section 017700 "Closeout Procedures" for repairing or removing and replacing defective Work.

3.5 CUTTING AND PATCHING

A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

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

C. Temporary Support: Provide temporary support of Work to be cut.

D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching in accordance with requirements in Section 011000 "Summary."

F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent unscheduled interruption to occupied areas.

G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.

H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as practicable, as judged by Architect. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
b. Restore damaged pipe covering to its original condition.

3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch, corner to corner of wall and edge to edge of ceiling. Provide additional coats until patch blends with adjacent surfaces.

4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.6 COORDINATION OF OWNER'S PORTION OF THE WORK

A. Site Access: Provide access to Project site for Owner's construction personnel and Owner's separate contractors.

1. Provide temporary facilities required for Owner-furnished, Contractor-installed products.
2. Refer to Section 011000 "Summary" for other requirements for Owner-furnished, Contractor-installed products.

B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel and Owner's separate contractors.

1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.

3.7 PROGRESS CLEANING

A. Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.

2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.

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

4. Coordinate progress cleaning for joint-use areas where multiple prime contractors are working concurrently.

B. Site: Maintain Project site free of waste materials and debris.

C. Work Areas: Clean areas where Work is in progress to the level of cleanliness necessary for proper execution of the Work.

1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 017419 "Construction Waste Management and Disposal."

H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

J. Limiting Exposures: Supervise construction operations to ensure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.8 STARTING AND ADJUSTING

A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.

C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

3.9 PROTECTION AND REPAIR OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

B. Repair Work previously completed and subsequently damaged during construction period. Repair to like-new condition.

C. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at commencement of the Work.

D. Comply with manufacturer's written instructions for temperature and relative humidity.

END OF SECTION 017300

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 DEFINITIONS

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

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

C. Disposal: Removal of demolition or construction waste and subsequent salvage, sale, recycling, or deposit in landfill, incinerator acceptable to authorities having jurisdiction.

PART 2 - PRODUCTS

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

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

B. Site Access and Temporary Controls: The General Construction Contractor shall conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
   1. The Owner shall designate a location for placement of waste storage containers in the parking lot of Gloninger Meadows Apartments.
   2. Comply with Section 015000 "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

3.2 DISPOSAL OF WASTE

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

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

B. Burning: Do not burn waste materials.

END OF SECTION 017419

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Contract closeout, including, but not limited to, the following:

1. Substantial Completion procedures.
2. Final completion procedures.
3. Warranties.
4. Final cleaning.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of cleaning agent.

B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.

C. Certified List of Incomplete Items: Final submittal at Final Completion.

1.3 CLOSEOUT SUBMITTALS

A. Certificate of Insurance: For continuing coverage.

1.4 SUBSTANTIAL COMPLETION PROCEDURES

A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's "punch list"), indicating the value of each item on the list and reasons why the Work is incomplete.

B. Submittals Prior to Substantial Completion: Complete the following a minimum of seven days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Submit closeout submittals specified in other Division 01 Sections, including Project Record Documents, operation and maintenance manuals, and similar final record information.
2. Submit closeout submittals specified in individual Sections, including specific warranties, final certifications, and similar documents.
3. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.

C. Procedures Prior to Substantial Completion: Complete the following a minimum of seven days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Advise Owner of pending insurance changeover requirements.
2. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
3. Complete final cleaning requirements.
4. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.

D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of seven days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1.5 FINAL COMPLETION PROCEDURES

A. Submittals Prior to Final Completion: Before requesting final inspection for determining Final Completion, complete the following:

1. Submit a final Application for Payment.
2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of seven days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1.6 LIST OF INCOMPLETE ITEMS

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

1. Organize list of spaces in sequential order, by address number.
2. Include the following information at the top of each page:

a. Project name.

b. Date.
c. Name of Architect.
d. Name of Contractor.
e. Page number.

3. Submit list of incomplete items in the following format, by email to the Architect:

a. MS Excel Electronic File: Architect will return annotated file.

1.7 SUBMITTAL OF PROJECT WARRANTIES

A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where warranties are indicated to commence on dates other than date of Substantial Completion, or when delay in submittal of warranties might limit Owner's rights under warranty.

B. Warranty Electronic File: Provide warranties and bonds in PDF format. Assemble complete warranty and bond submittal package into a single electronic PDF file with bookmarks enabling navigation to each item. Provide bookmarked table of contents at beginning of document.

1. Submit by email to Architect.

PART 2 - PRODUCTS

2.1 MATERIALS

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

PART 3 - EXECUTION

3.1 FINAL CLEANING

A. Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.

1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:

a. Clean Project site of rubbish, waste material, litter, and other foreign substances.

b. Clean exposed exterior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces.
c. Remove debris and surface dust from limited-access spaces, including roofs, attics, and similar spaces.
d. Remove labels that are not permanent.
e. Leave Project clean and ready for occupancy.

C. Construction Waste Disposal: Comply with waste-disposal requirements in Section 015000 "Temporary Facilities and Controls."

3.2 REPAIR OF THE WORK

A. Complete repair and restoration operations required by Section 017300 "Execution" before requesting inspection for determination of Substantial Completion.

END OF SECTION 017700

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

1.2 MATERIALS OWNERSHIP

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

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.3 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.

1.4 INFORMATIONAL SUBMITTALS

A. Schedule of selective demolition activities with starting and ending dates for each activity.

B. Predemolition photographs or video.

1.5 FIELD CONDITIONS

A. Owner and tenants will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1. Before selective demolition, Owner will remove the following items:

a. Refrigerators and gas ranges.

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

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

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

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

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

1.6 WARRANTY

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

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

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

B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

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

B. Inventory and record the condition of items to be removed and salvaged.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

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

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

1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
2. Arrange to shut off utilities with utility companies.
3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
4. Disconnect, demolish, and remove plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

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

3.3 PROTECTION

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

B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

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

3.4 SELECTIVE DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
4. Maintain fire watch during and for at least four (4) hours after flame-cutting operations.
5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
6. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."

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

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

3.5 CLEANING

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

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

B. Burning: Do not burn demolished materials.

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

END OF SECTION 024119

SECTION 033053 - MISCELLANEOUS CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes cast-in-place concrete, including reinforcement, concrete materials, mixture design, placement procedures, and finishes.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Design Mixtures: For each concrete mixture.

1.3 QUALITY ASSURANCE

A. Ready-Mix-Concrete Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.

1.4 PROJECT CONDITIONS

A. Coordination
   1. General Contractor shall coordinate location of concrete pads for HVAC equipment with the HVAC Contractor.
   2. Provisions for pipes and conduit:
      a. Coordinate location of electrical conduit with the Electrical Contractor, if required.
      b. Coordinate location of sleeves for refrigerant lines with the HVAC Contractor, if required.
      c. General Contractor is responsible for minimum concrete clearances from steel reinforcing.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

A. Comply with ACI 301.

B. Comply with ACI 117.

2.2 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.

B. Plain-Steel Welded-Wire Reinforcement: ASTM A 1064/A 1064M, plain, fabricated from as-drawn steel wire into flat sheets.

2.3 CONCRETE MATERIALS

A. Cementitious Materials:

1. Portland Cement: ASTM C 150/C 150M, Type I/II.
2. Fly Ash: ASTM C 618, Class C or F.
3. Slag Cement: ASTM C 989/C 989M, Grade 100 or 120.

B. Normal-Weight Aggregate: ASTM C 33/C 33M, 1-inch nominal maximum aggregate size.

C. Air-Entraining Admixture: ASTM C 260/C 260M.

D. Chemical Admixtures: Certified by manufacturer to be compatible with other admixtures and that do not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.

1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
2. Retarding Admixture: ASTM C 494/C 494M, Type B.
3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

E. Water: ASTM C 94/C 94M.

2.4 RELATED MATERIALS

A. Vapor Retarder: Plastic sheet, ASTM E 1745, Class A or B.

B. Vapor Retarder: Polyethylene sheet, ASTM D 4397, not less than 10 mils thick; or plastic sheet, ASTM E 1745, Class C.

C. Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber, or ASTM D 1752, cork or self-expanding cork.

2.5 CURING MATERIALS

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

B. Absorptive Cover: AASHTO M 182, Class 3, burlap cloth or cotton mats.

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

D. Water: Potable.

E. Clear, Waterborne or Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

2.6 CONCRETE MIXTURES

A. Normal-Weight Concrete:

1. Minimum Compressive Strength: 4000 psi at 28 days.
2. Maximum W/C Ratio: 0.35.
3. Cementitious Materials: Use fly ash, pozzolan, slag cement, and silica fume as needed to reduce the total amount of portland cement, which would otherwise be used, by not less than 40 percent.
4. Slump Limit: 3 inches, plus or minus 1 inch.
5. Air Content: Maintain within range permitted by ACI 301. Do not allow air content of trowel-finished floor slabs to exceed 6.5 percent in the plastic state.

2.7 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and furnish batch ticket information.

1. When air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK INSTALLATION

A. Design, construct, erect, brace, and maintain formwork according to ACI 301.

3.2 EMBEDDED ITEM INSTALLATION

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

3.3 STEEL REINFORCEMENT INSTALLATION

A. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

3.4 JOINTS

A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

3.5 CONCRETE PLACEMENT

A. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.

B. Consolidate concrete with mechanical vibrating equipment according to ACI 301.

3.6 FINISHING UNFORMED SURFACES

A. General: Comply with ACI 302.1R for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.

B. Screed surfaces with a straightedge and strike off. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane before excess moisture or bleedwater appears on surface.

1. Do not further disturb surfaces before starting finishing operations.

C. Slip-Resistive Broom Finish: Apply a slip-resistive finish to surfaces indicated and to exterior concrete platforms, steps, and ramps. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route.

3.7 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and with ACI 305.1 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.

C. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.

D. Curing Methods: Cure formed and unformed concrete for at least seven days by one or a combination of the following methods:

1. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period, using cover material and waterproof tape.

2. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.8 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

B. Tests: Perform according to ACI 301.

1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mixture exceeding 5 cu. yd., but less than 25 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof.
2. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day.

END OF SECTION 033053

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SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Wood blocking and nailers.
   2. Wood furring and grounds.
   3. Plywood backing panels.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product.

1.3 INFORMATIONAL SUBMITTALS

A. Evaluation Reports: For the following, from ICC-ES:

   1. Preservative-treated wood.
   2. Fire-retardant-treated wood.
   3. Power-driven fasteners.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

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

   1. Factory mark each piece of lumber with grade stamp of grading agency.
   2. Dress lumber, S4S, unless otherwise indicated.

B. Maximum Moisture Content of Lumber: 15 percent unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

A. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.

1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.

B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.

C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.

D. Application: Treat items indicated on Drawings, and the following:

1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.

2.3 FIRE-RETARDANT-TREATED MATERIALS

A. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame-spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet beyond the centerline of the burners at any time during the test.

1. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
2. Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.

B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.

C. Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency.

D. Application: Treat items indicated on Drawings, and the following:
1. Plywood backing panels.

2.4 MISCELLANEOUS LUMBER

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

1. Blocking.
2. Nailers.
3. Cants.

4. Furring.
5. Grounds.

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

C. Concealed Boards: 15 percent maximum moisture content of the following species and grades:

1. Mixed southern pine or southern pine, No. 2 grade; SPIB.
2. Eastern softwoods, No. 2 Common grade; NELMA.
3. Northern species, No. 2 Common grade; NLGA.
4. Western woods, No. 2 Common grade; WCLIB or WWPA.

2.5 PLYWOOD BACKING PANELS

A. Equipment Backing Panels: Plywood, DOC PS 1, Exterior, C-D fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4-inch nominal thickness.

2.6 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.

1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.

B. Screws for Fastening to Metal Framing: ASTM C 954, length as recommended by screw manufacturer for material being fastened.

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

2.7 MISCELLANEOUS MATERIALS

A. Adhesives for Gluing Furring to Concrete or Masonry: Formulation complying with ASTM D 3498 that is approved for use indicated by adhesive manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

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

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

C. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels. Install fire-retardant-treated plywood backing panels with classification marking of testing agency exposed to view.

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

E. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.

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

1. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.
2. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.

3.2 PROTECTION

A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 061053

SECTION 062023 - INTERIOR FINISH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior trim, including non-fire-rated interior door and sidelight frames and trim.
2. Shelving.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product.

B. Samples: For each exposed product and for each color and texture specified.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

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

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber, mark grade stamp on end or back of each piece, or omit grade stamp and provide certificates of grade compliance issued by grading agency.

B. Softwood Plywood: DOC PS 1.

2.2 INTERIOR TRIM

A. Lumber Trim for Opaque Finish (Painted Finish):

1. Species and Grade:

a. Eastern white pine; NeLMA or NLGA D Select Finish or 1 Common Premium or 2 Common.
b. Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine; NeLMA, NLGA, or WWPA.
c. Species and Grade: Douglas fir-larch or Douglas fir south; NLGA, WCLIB, or WWPA finish.
d. Spruce-pine-fir; NeLMA, NLGA, WCLIB, or WWPA.

e. Soft maple or yellow poplar; NHLA B Finish.

2. Maximum Moisture Content for softwoods: 15 percent with at least 85 percent of shipment at 12 percent or less.
3. Maximum Moisture Content for Hardwoods: 9 percent.
4. Finger Jointing: Not allowed.
5. Face Surface: Surfaced (smooth).

B. Moldings for Opaque Finish (Painted Finish): Made to patterns included in MMPA's "WM/Series Softwood Moulding Patterns."

1. Softwood Moldings: MMPA WM 4, P grade.

a. Species: Eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine.
b. Maximum Moisture Content: 15 percent with at least 85 percent of shipment at 12 percent or less.

2. Hardwood Moldings: MMPA WM 4, P-grade.

a. Species: Aspen, basswood, cottonwood, gum, magnolia, soft maple, tupelo, or yellow poplar.
b. Maximum Moisture Content: 9 percent.

3. Finger Jointing: Not allowed.
4. Casing Pattern: WM 327, 11/16-by-2-1/4-inch clamshell casing.
5. Chair-Rail Pattern: WM 297, 11/16-by-3-inch chair rail.

2.3 SHELVING

A. Closet Shelving: Made from, 3/4 inch thick:
1. Wood boards as specified above for lumber trim for opaque finish.
2. Softwood Boards:

a. Kiln-dried eastern white, Idaho white, lodgepole, ponderosa, radiata, or sugar pine; NeLMA, NLGA, or WWPA C Select (Choice) D Select (Quality) Finish or 1 Common (Colonial) Premium or 2 Common (Sterling).
b. Kiln-dried Douglas fir-larch, Douglas fir south, or hem-fir; SPIB Superior or C & Btr Prime or D finish; NLGA, WCLIB, or WWPA; or southern pine; B & B C finish.

B. Shelf Cleats: repair as required, as specified above for lumber trim for opaque finish.

2.4 MISCELLANEOUS MATERIALS

A. Fasteners for Interior Finish Carpentry: Nails, screws, and other anchoring devices of type, size, material, and finish required for application indicated to provide secure attachment, concealed where possible.

B. Glue: Aliphatic-resin, polyurethane, or resorcinol wood glue recommended by manufacturer for general carpentry use.

C. Multipurpose Construction Adhesive: Formulation, complying with ASTM D3498, that is recommended for indicated use by adhesive manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

B. Before installing interior finish carpentry, condition materials to average prevailing humidity in installation areas for a minimum of 24 hours.

3.2 INSTALLATION, GENERAL

A. Install interior finish carpentry level, plumb, true, and aligned with adjacent materials.

1. Use concealed shims where necessary for alignment.
2. Scribe and cut interior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
3. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.
4. Install to tolerance of 1/8 inch in 96 inches for level and plumb. Install adjoining interior finish carpentry with 1/32-inch maximum offset for flush installation and 1/16-inch maximum offset for reveal installation.
5. Coordinate interior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate interior finish carpentry.

3.3 INSTALLATION OF STANDING AND RUNNING TRIM

A. Install trim with minimum number of joints as is practical, using full-length pieces from maximum lengths of lumber available.

1. Do not use pieces less than 24 inches long, except where necessary.
2. Stagger joints in adjacent and related standing and running trim.
3. Cope or Miter at returns, miter at outside corners, and cope at inside corners to produce tight-fitting joints with full-surface contact throughout length of joint.
4. Use scarf joints for end-to-end joints.
5. Plane backs of casings to provide uniform thickness across joints where necessary for alignment.
6. Match color and grain pattern of trim for transparent finish (stain or clear finish) across joints.
7. Install trim after gypsum-board joint finishing operations are completed.
8. Install without splitting; drill pilot holes before fastening where necessary to prevent splitting.
9. Fasten to prevent movement or warping.
10. Countersink fastener heads on exposed carpentry work and fill holes.

3.4 INSTALLATION OF SHELVING

A. Repair or replace shelf cleats as required and sand exposed ends smooth.

1. Install shelf cleats by fastening to framing or backing with finish nails or trim screws, set below face and filled.
2. Space fasteners not more than 16 inches o.c. Use two fasteners at each framing member or fastener location for cleats 4 inches nominal in width and wider.
3. Apply a bead of multipurpose construction adhesive to back of shelf cleats before installing.
4. Remove adhesive that is squeezed out after fastening shelf cleats in place.

B. Cut shelves to neatly fit openings with only enough gap to allow shelves to be removed and reinstalled.

1. Install shelves, fully seated on cleats, brackets, and supports.
2. Fasten shelves to cleats with finish nails or trim screws, set flush.

C. Re-install rod flanges for rods as required.

1. Fasten to shelf cleats, framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors.
2. Install rods in rod flanges.

END OF SECTION 062023

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 ACTION SUBMITTALS

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

B. Samples: For each kind and color of joint sealant required.

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

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

1.3 INFORMATIONAL SUBMITTALS

A. Product test reports.

B. Sample warranties.

1.4 WARRANTY

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

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

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

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

PART 2 - PRODUCTS

2.1 MILDEW-RESISTANT JOINT SEALANTS

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

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

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

    a. GE Construction Sealants; Momentive Performance Materials Inc.
    b. Pecora Corporation.
    c. The Dow Chemical Company.
    d. Tremco Incorporated.

C. Acrylic Latex: Acrylic latex or siliconized acrylic latex, ASTM C834, Type OP, Grade NF.

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

    a. Pecora Corporation.
    b. Sherwin-Williams Company (The).
    c. Tremco Incorporated.

2.2 JOINT-SEALANT BACKING

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

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

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

B. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer.

2.3 MISCELLANEOUS MATERIALS

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

B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials.

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

PART 3 - EXECUTION

3.1 PREPARATION

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

1. Remove laitance and form-release agents from concrete.
2. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion.

B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience.

C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces.

3.2 INSTALLATION OF JOINT SEALANTS

A. General: Comply with ASTM C1193 and joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

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

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

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

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

E. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.

1. Provide concave joint profile per Figure 8A in ASTM C1193 unless otherwise indicated.

3.3 JOINT-SEALANT SCHEDULE

A. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.

1. Joint Locations:

a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
b. Tile control and expansion joints where indicated.
c. Joints between counter tops and walls.
d. Other joints as indicated on Drawings.

2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

END OF SECTION 079200

SECTION 092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Non-load-bearing steel framing systems for interior partitions.
2. Suspension systems for interior ceilings and soffits.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.3 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of code-compliance certification for studs and tracks.

1.4 QUALITY ASSURANCE

A. Code-Compliance Certification of Studs and Tracks: Provide documentation that framing members are certified according to the product-certification program of the Certified Steel Stud Association the Steel Framing Industry Association or the Steel Stud Manufacturers Association.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E119 by an independent testing agency.

B. Vertical finish surface deflection: Wall and furred space wall and furred space framing to limit deflection to 1:180 under lateral point load of 100 pounds.

C. Horizontal finish surface deflection: Ceiling and soffit framing to limit finish surface to 1:360 deflection under superimposed dead loads.

2.2 FRAMING SYSTEMS

A. Framing Members, General: Comply with ASTM C754 for conditions indicated.

1. Steel Sheet Components: Comply with ASTM C645 requirements for galvanized sheet steel unless otherwise indicated.
2. Protective Coating: , hot-dip galvanized unless otherwise indicated.

B. Studs and Tracks: ASTM C645. Use either conventional steel studs and tracks or embossed, high-strength steel studs and tracks.

1. Minimum Base-Steel Thickness:
   a. Studs: Not less than 25 gage; minimum 20 gage at door and borrowed lite openings.
   b. Tracks: Minimum 20 gage top runner; other runners 25 gage.
   c. Chaseways for electrical and plumbing services provided by punchouts in the stud web.
2. Depth: As indicated on Drawings.

C. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. ClarkDietrich.
   b. MarinoWARE.
   c. MBA Building Supplies.
   d. MRI Steel Framing, LLC.
2. Minimum Base-Steel Thickness: Minimum 20 gage.

D. Hat-Shaped, Rigid Furring Channels: ASTM C645.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. ClarkDietrich.
   b. MarinoWARE.
   c. MBA Building Supplies.
   d. MRI Steel Framing, LLC.
2. Minimum Base-Steel Thickness: Minimum 20 gage.
3. Depth: As indicated on Drawings.

2.3 SUSPENSION SYSTEMS

A. Tie Wire: ASTM A641/A641M, Class 1 zinc coating, soft temper, 0.062-inch-diameter wire, or double strand of 0.048-inch-diameter wire.

B. Wire Hangers: ASTM A641/A641M, Class 1 zinc coating, soft temper, 0.16 inch in diameter.

C. Flat Hangers: Steel sheet, 1 by 3/16 inch by length indicated.

D. Furring Channels (Furring Members):

1. Steel Studs and Tracks: ASTM C645. Use either conventional steel studs and tracks or embossed, high-strength steel studs and tracks.

    a. Minimum Base-Steel Thickness: 20 gage.
    b. Depth: As indicated on Drawings.

2. Hat-Shaped, Rigid Furring Channels: ASTM C645, 7/8 inch deep.

    a. Minimum Base-Steel Thickness: Minimum 20 gage.

2.4 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards.

1. Fasteners for Steel Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

B. Isolation Strip at Exterior Walls: Provide one of the following:

1. Asphalt-Saturated Organic Felt: ASTM D226/D226M, Type I (No. 15 asphalt felt), nonperforated.
2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch thick, in width to suit steel stud size.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Installation Standard: ASTM C754.
1. Gypsum Board Assemblies: Also comply with requirements in ASTM C840 that apply to framing installation.

B. Install framing and accessories plumb, square, and true to line, with connections securely fastened.

C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

D. Install bracing at terminations in assemblies.

3.2 INSTALLING FRAMED ASSEMBLIES

A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

B. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.

C. Install studs so flanges within framing system point in same direction.

D. Install tracks at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts that penetrate partitions above ceiling.

1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install track section (for cripple studs) at head and secure to jamb studs.

    a. Install two studs at each jamb unless otherwise indicated.
    b. Install cripple studs at head adjacent to each jamb stud, with a minimum 1/2-inch clearance from jamb stud to allow for installation of control joint in finished assembly.

E. Direct Furring:

1. Screw to wood framing.
2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.

F. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.

3.3 INSTALLING CEILING SUSPENSION SYSTEMS

A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.

C. Suspend hangers from building structure as follows:

1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.

    a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.

2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.

    a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.

3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
4. Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.
5. Do not connect or suspend steel framing from ducts, pipes, or conduit.

D. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

END OF SECTION 092216

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SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior gypsum board.

1.2 ACTION SUBMITTALS

A. Product Data: For the following:

1. Gypsum wallboard.
2. Gypsum board, Type X.
3. Gypsum ceiling board.
4. Mold-resistant gypsum board.
5. Joint treatment materials.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E119 by an independent testing agency.

2.2 GYPSUM BOARD, GENERAL

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

2.3 INTERIOR GYPSUM BOARD

A. Gypsum Wallboard: ASTM C1396/C1396M.

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

a. American Gypsum.
b. CertainTeed Corporation; Saint-Gobain North America.
c. Continental Building Products, LLC.
d. Georgia-Pacific Gypsum LLC.

e. National Gypsum Company.
f. USG Corporation.

2. Thickness: 1/2 inch.
3. Long Edges: Tapered.

B. Gypsum Board, Type X: ASTM C1396/C1396M.

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

a. American Gypsum.
b. CertainTeed Corporation; Saint-Gobain North America.
c. Continental Building Products, LLC.
d. Georgia-Pacific Gypsum LLC.
e. National Gypsum Company.
f. USG Corporation.

2. Thickness: 5/8 inch.
3. Long Edges: Tapered.

C. Gypsum Ceiling Board: ASTM C1396/C1396M.

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

a. American Gypsum.
b. CertainTeed Corporation; Saint-Gobain North America.
c. Continental Building Products, LLC.
d. Georgia-Pacific Gypsum LLC.
e. National Gypsum Company.
f. USG Corporation.

2. Thickness: 1/2 inch.
3. Long Edges: Tapered.

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

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

a. American Gypsum.
b. CertainTeed Corporation; Saint-Gobain North America.
c. Continental Building Products, LLC.
d. Georgia-Pacific Gypsum LLC.
e. National Gypsum Company.
f. USG Corporation.

2. Core: 1/2 inch, regular type.
3. Long Edges: Tapered.
4. Mold Resistance: ASTM D3273, score of 10 as rated according to ASTM D3274.

2.4 TRIM ACCESSORIES

A. Interior Trim: ASTM C1047.

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

a. Cornerbead.
b. LC-Bead: J-shaped; exposed long flange receives joint compound.
c. L-Bead: L-shaped; exposed long flange receives joint compound.
d. U-Bead: J-shaped; exposed short flange does not receive joint compound.

2.5 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C475/C475M.

B. Joint Tape:

1. Interior Gypsum Board: Paper.

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

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

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

3. Fill Coat: For second coat, use setting-type, or sandable topping drying-type, all-purpose compound.
4. Finish Coat: For third coat, use setting-type, or sandable topping drying-type, all-purpose compound.

2.6 AUXILIARY MATERIALS

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

B. Steel Drill Screws: ASTM C1002 unless otherwise indicated.

1. Use screws complying with ASTM C954 for fastening panels to steel members from 0.033 to 0.112 inch thick.

PART 3 - EXECUTION

3.1 INSTALLATION AND FINISHING OF PANELS

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

B. Comply with ASTM C840.

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

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

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

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

G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C840:
   1. Level 5: At panel surfaces that will be exposed to view unless otherwise indicated.
      a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

3.2 PROTECTION

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

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

END OF SECTION 092900

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Thermoplastic-rubber base.
   2. Rubber stair accessories.
   3. Rubber molding accessories.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each color and texture specified.

PART 2 - PRODUCTS

2.1 THERMOPLASTIC-RUBBER BASE

A. Manufacturers:
   1. Armstrong World Industries
   2. Burke Mercer Flooring Products
   3. Flexco
   4. Johnsonite; a Tarkett company
   5. Roppe Corporation USA

B. Standard: ASTM F 1861, Type TP (rubber, thermoplastic).

   1. Group: I (solid, homogeneous)
   2. Style and Location:
      a. Cove.
      b. Thickness: 0.125 inch.
      c. Height: 4 inches.
      d. Lengths: Coils in manufacturer's standard length.
      e. Outside Corners: Preformed.
      f. Inside Corners: Preformed.
      g. Colors: Architect to choose from full manufacturer’s range of colors.

2.2 RUBBER STAIR ACCESSORIES

A. Fire-Test-Response Characteristics: As determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

B. Manufacturers:
1. Armstrong World Industries
2. Burke Mercer Flooring Products
3. Flexco
4. Johnsonite; a Tarkett company
5. Roppe Corporation USA

C. Stair Treads: ASTM F 2169.

1. Type: TS (rubber, vulcanized thermoset) or TP (rubber, thermoplastic).
2. Class: 2 (pattern; embossed, grooved, or ribbed).
3. Nosing Style: match stair profile.
4. Nosing Height: 1-1/2 inches.
5. Thickness: 1/4 inch and tapered to back edge.
6. Size: Lengths and depths to fit each stair tread in one piece.
7. Integral Risers: Smooth, flat; in height that fully covers substrate.

D. Separate Risers: Smooth, flat; in height that fully covers substrate; produced by same manufacturer as treads and recommended by manufacturer for installation with treads.
1. Thickness: 0.125 inch.

E. Stringers: Height and length after cutting to fit risers and treads and to cover stair stringers, produced by same manufacturer as treads, and recommended by manufacturer for installation with treads.

1. Thickness: 0.080 inch.

F. Landing Tile: Matching treads; produced by same manufacturer as treads and recommended by manufacturer for installation with treads.

G. Colors and Patterns: Colors: Architect to choose from full manufacturer’s range of colors.

2.3 RUBBER MOLDING ACCESSORY

A. Manufacturers:
1. Armstrong World Industries
2. Burke Mercer Flooring Products
3. Flexco
4. Johnsonite; a Tarkett company
5. Roppe Corporation USA

B. Description: Rubber - reducer strip for resilient tile and transition strips.

C. Profile and Dimensions: Manufacturer’s standard for thickness of flooring material joined.

D. Locations: Provide rubber molding accessories at door openings.

E. Colors and Patterns: Colors: Architect to choose from full manufacturer’s range of colors.

2.4 INSTALLATION MATERIALS

A. Trowel-able Leveling and Patching Compounds: approved by resilient-product manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.

C. Stair-Tread Nose Filler: Two-part epoxy compound recommended by resilient stair-tread manufacturer to fill nosing substrates that do not conform to tread contours.

D. Floor Polish: Provide protective, liquid floor-polish products recommended by resilient stair-tread manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.

B. Wood Substrates for Resilient Stair Accessories: Prepare horizontal surfaces according to manufacturer’s written instructions.
   1. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.

C. Fill cracks, holes, and depressions in substrates with trowel-able leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.

D. Do not install resilient products until materials are the same temperature as space where they are to be installed.

E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient products.

3.2 RESILIENT BASE INSTALLATION

A. Comply with manufacturer's written instructions for installing resilient base.

B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.

C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.

D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.

E. Do not stretch resilient base during installation.

F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.

G. Preformed Corners: Install preformed corners before installing straight pieces.

3.3 RESILIENT ACCESSORY INSTALLATION

A. Comply with manufacturer's written instructions for installing resilient accessories.

B. Resilient Stair Accessories:

1. Use stair-tread-nose filler to fill nosing substrates that do not conform to tread contours.
2. Tightly adhere to substrates throughout length of each piece.
3. For treads installed as separate, equal-length units, install to produce a flush joint between units.

C. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of floor covering that would otherwise be exposed.

3.4 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protecting resilient products.

B. Cover resilient products subject to wear and foot traffic until Substantial Completion.

END OF SECTION 096513

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Luxury Vinyl Tile.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each color and pattern specified.

1.3 CLOSEOUT SUBMITTALS

A. Maintenance data.

B. Extra materials: Provide 6% of each color and pattern as extra material, packaged in original cartons.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are competent in techniques required by manufacturer for floor tile installation.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For resilient floor tile, as determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.

   1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

B. Smoke Density: ASTM E662, flaming mode <450

C. Warranty:
   1. Residential: Lifetime
   2. Commercial: WPC 15 year commercial limited

2.2 LUXURY VINYL FLOOR TILE

A. Manufacturers:
1. Shaw Floorte (basis of design)
2. Mohawk Group
3. COREtec
4. Armstrong Vivero
5. NuCore

B. Tile Standard: ASTM F 1066.

C. Wearing Surface: 20 mil, smooth finish.

D. Thickness: 0.287 inches (7.3 mm), with standard thickness from approved manufacturer.

E. Size: 7 by 48 inches, as selected by the Architect from full range of standard plank dimensions from the approved manufacturer.

F. Colors and Patterns: as selected by the Architect from full range of standard patterns and colors from the approved manufacturer.

2.3 INSTALLATION MATERIALS

A. Trowel-able Leveling and Patching Compounds: Latex-modified, portland-cement-based, or blended hydraulic-cement-based formulation provided or approved by floor tile manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended by floor tile and adhesive manufacturers to suit floor tile and substrate conditions indicated.
1. Recommended Adhesive: Shaw T-180 or comparable premium adhesive.

C. Floor Polish: Provide protective, liquid floor-polish products recommended by floor tile manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

A. Prepare substrates according to floor tile manufacturer's written instructions to ensure adhesion of resilient products.
1. Inspect existing resilient floor tile, which will be encapsulated in this installation. Remove and repair loose and broken resilient floor tile.
2. Flooring can be installed over most existing hard–surface floor coverings, provided that the existing floor surface is fully adhered, clean, flat dry structurally sound and free of deflection.
3. Never use solvents or citrus adhesive removers to remove old adhesive residue. Solvent residue left in and on the subfloor might affect the new floor covering.

B. Wood Substrates: Prepare according to manufacturer's requirements.
   1. Do not install material over wood subfloors that lay directly on concrete or over dimensional lumber or plywood used over concrete. Refer to ASTM F1482 for panel underlayment recommendations.
   2. Plywood, OSB, particleboard, chipboard, wafer board, etc. must be structurally sound and must be installed following their manufacturer's recommendations.
   3. Resilient flooring is not recommended directly over re-retardant treated plywood or preservative treated plywood. An additional layer of APA rated 1/4" thick underlayment should be installed.

C. Concrete Substrates: Prepare according to ASTM F 710, and per manufacturer's requirements.

   1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
   2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by floor tile manufacturer. Do not use solvents.
   3. Mechanically remove contamination on the substrate that may cause damage to the resilient flooring material. Permanent and non-permanent markers, pens, crayons, paint, etc., must not be used to write on the back of the flooring material or used to mark the substrate as they could bleed through and stain the flooring material.
   4. Alkalinity and Adhesion Testing: Perform tests recommended by floor tile manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 9 pH.
   5. Moisture Testing: Perform tests so that each test area does not exceed 1000 sq. ft.], and perform no fewer than three tests in each installation area and with test areas evenly spaced in installation areas.

      a. Anhydrous Calcium Chloride Test: ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. in 24 hours.
      b. Relative Humidity Test: Using in-situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level measurement.

D. Fill cracks, holes, and depressions in substrates with trowel-able leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.

E. Do not install floor tiles until materials are the same temperature as space where they are to be installed.

   1. At least 48 hours in advance of installation, move resilient floor tile and installation materials into spaces where they will be installed.

F. Immediately before installation, sweep, and vacuum clean substrates to be covered by resilient floor tile.

3.2 FLOOR TILE INSTALLATION

A. Comply with manufacturer's written instructions for installing floor tile.

B. Floating Installation: Shaw WPC flooring is designed to be installed utilizing the floating method. Proper expansion space 1/4" is required. Undercut all doorjambs. Do not fasten wall moldings and or transition strips to the planks.

C. Glue Down Installation: WPC products are approved for glue down installation over approved wood and concrete substrates. Follow adhesive label application instructions. Install flooring into wet adhesive to achieve a permanent bond. Maintain 1/4" perimeter expansion space. Refer to adhesive label for moisture limits of the adhesive. Roll flooring immediately after installation with a 100 lbs. 3-section roller.
   1. Recommended Adhesive: Shaw T-180 or comparable premium adhesive.

D. Tile patterns must be installed in a staggered (offset) brick pattern. Minimum 1/3 offset ½ offset is preferred.

E. Before you start with the installation, it is important to determine the layout of the flooring. Proper planning and layout will prevent having narrow plank widths at wall junctures or very short length pieces at the end of rows.

F. As with all plank products, install the planks parallel to the longest exterior wall.

G. Determine if the starter row will need to be cut. If the first row of planks does not need to be trimmed in width, it will be necessary to cut off the unsupported tongue so that a clean, solid edge shows towards the wall.

H. Installation of the product must start from the left side of the room, working to the right when working in front of the planks or facing the starting wall. Use spacers along the walls to maintain proper expansion space (1/4") and align the first plank.

I. Install the second plank in the row by aligning and dropping the end tongue over the end groove of the first plank. Apply light pressure to join the two planks together.

J. If needed use a rubber mallet to fully engage the short side of the plank by lightly tapping the plank to engage and sit flush with the adjacent plank. Maintain an expansion gap of approximately 1/4" from the wall. Repeat this process to complete the first row.

K. Start the second row by cutting a plank to the desired length. Keep in mind that the plank must not be shorter than 6" (15cm) to achieve the best appearance.

L. Install the first plank in the second row by inserting the long side tongue into the groove of the plank in the first row. This is best done with a low angle of the plank. Maintain light pressure into the side seam as you rotate the plank

to the subfloor. Repeat the process with additional planks to complete each row. Very little force is required to seat the tongue into the groove. You should feel the tongue lock into the groove.

M. It is critical to keep the first two rows straight and square, as they are the "foundation" for the rest of the installation. Check for squareness and straightness often.

N. Continue installing planks and make sure to achieve a random appearance with end joint spacing minimum of 6" - 15cm. Note: For a more suitable visual on wider and longer planks, increase end joint spacing to 8-10" or 20-25cm. Check that all planks are fully engaged; if a slight gapping is found, the gap can be tapped together by using a tapping block and a scrap of flooring to cover the tapping block in order to avoid damages on the planks.

O. To fully engage the short end, apply light pressure and press down to engage the end joint. If the end is raised use a non- marking rubber mallet to lightly tap the end (tongue side) about 1" from the seam. Do NOT tap directly on the seam.

P. When fitting under door casings, if necessary, a flat pull bar may be used to assist in locking the planks.

Q. Floor Polish: Remove soil, adhesive, and blemishes from floor tile surfaces before applying liquid floor polish.

1. Apply three coats, if recommended by the manufacturer.

END OF SECTION 096519

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SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes surface preparation and the application of paint systems on the following interior substrates:
   1. Wood.
   2. Gypsum board.

1.2 DEFINITIONS

A. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.

B. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.

C. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

   1. Include Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.

B. Samples: For each type of paint system and in each color and gloss of topcoat.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this Section with a minimum of five (5) years of experience.

B. Applicator Qualifications: Company specializing in performing work of this Section with minimum five (5) years of documented experience.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Behr Paint Company; Behr Process Corporation.
2. Benjamin Moore & Co.
3. PPG Paints.
4. Sherwin-Williams Company (The).
5. Masterchem Industries

2.2 PAINT, GENERAL

A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."

B. Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

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

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
1. Wood: 15 percent.
2. Gypsum Board: 12 percent.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
1. Thoroughly clean existing wood and painted gypsum board surfaces with cleaning products reccommended by approved paint manufacturers to remove existing stains and odors, prior to priming and sealing.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."

B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 INTERIOR PAINTING SCHEDULE

A. Wood Substrates: Wood trim, Architectural woodwork, and Doors:

1. High-Performance Architectural Latex System MPI INT 6.3A:

a. Prime Coat: Primer, latex, for interior wood, MPI #39.

b. Intermediate Coat: Latex, interior, high performance architectural, matching topcoat.

c. Topcoat: Latex, interior, high performance architectural, semi-gloss (MPI Gloss Level 5), MPI #141.

B. Gypsum Board Substrates (Not receiving epoxy finish – see Section 099600 High-Performance Coatings):

1. High-Performance Architectural Latex System MPI INT 6.3A:

a. Prime Coat: Primer, latex, for new interior gypsum board, MPI #50.

b. Prime Coat Primer, latex sealer/primer with maximum stain and odor blocking, for existing gypsum board, MPI #137.
1) Masterchem Industries, Kilz Restoration (basis of design)

c. Intermediate Coat: Latex, interior, high performance architectural, matching topcoat.

d. Topcoat: Latex, interior, high performance architectural, egg-shell (MPI Gloss Level 3), MPI #139.

END OF SECTION 099123

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SECTION 099600 - HIGH-PERFORMANCE COATINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes surface preparation and the application of high-performance coating systems on the following substrates:

1. Interior Substrates:
   a. Gypsum board.

1.2 DEFINITIONS

A. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.

B. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.

C. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

B. Samples: For each type of coating system and in each color and gloss of topcoat indicated.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this Section with a minimum of five (5) years of experience.

B. Applicator Qualifications: Company specializing in performing work of this Section with minimum two (2) years of documented experience.
   1. Workers applying high-performance system to be factory-trained and approved by manufacturer.
   2. Workers must use equipment, materials, and methods in strict accordance with manufacturer’s instructions.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Devoe Coatings; Akzo Nobel.
2. PPG Paints.
3. Sherwin-Williams Company (The).
4. Cloverdale Paint, Inc.

B. Products: Subject to compliance with requirements, provide one of the products listed in the Interior High-Performance Coating Schedule for the coating category indicated.

2.2 HIGH-PERFORMANCE COATINGS, GENERAL

A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."

B. Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
3. Products shall be of same manufacturer for each coat in a coating system.

C. Colors: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

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

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
1. Gypsum Board: 12 percent.
2. Wood: 15 percent.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and coating systems indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of coatings, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce coating systems indicated.

3.3 APPLICATION

A. Apply high-performance coatings according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."

B. Apply coatings to produce surface films without cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Produce sharp glass lines and color breaks.

3.4 Field Quality Control:

A. Conduct frequent checks with a wet film gauge during daily operations to assure proper application.

B. The Owner may enlist the services of a representative of the paint manufacturer to conduct field inspections during periods of application, or within the first year following acceptance of the Work.

3.5 CLEANING

A. Collect waste material that might constitute fire hazard, place in closed containers, and remove daily from the site.

B. Clean surfaces immediately of over spray, spatter, and excess material.

C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

D. Upon completion of the Work, completely remove all paint spots from floors, glass, and other surfaces.

3.6 PROTECTION

A. Protect the Work of the Section and adjacent Work of other trades with drop cloths, approved coverings, or other methods during progress of the Work.

B. Replace at this Contractor's expense any surfaces on equipment, buildings, instruments, or other items that cannot be returned to like-new condition due to improper protection or improper workmanship during painting.

3.7 INTERIOR HIGH-PERFORMANCE COATING SCHEDULE

A. Gypsum Board Substrates:

1. Epoxy-Modified Latex System MPI INT 9.2F:

a. Prime Coat: Primer sealer, latex, interior, MPI #50.

b. Intermediate Coat: Epoxy-modified latex, matching topcoat.

c. Topcoat: Epoxy-modified latex, semi-gloss (MPI Gloss Level 5) MPI #215, or Epoxy-modified latex, gloss (MPI Gloss Level 6), MPI #115.

END OF SECTION 099600

SECTION 102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Private-use bathroom accessories.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each exposed product and for each finish specified, full size.

   1. Approved full-size Samples will be returned and may be used in the Work.

1.3 INFORMATIONAL SUBMITTALS

A. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance data.

1.5 WARRANTY

A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.

   1. Warranty Period: 15 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Structural Performance: Design accessories and fasteners to comply with the following requirements:

1. Grab Bars: Installed units are able to resist 250 lbf concentrated load applied in any direction and at any point.
2. Shower Seats: Installed units are able to resist 250 lbf applied in any direction and at any point.

2.2 PRIVATE-USE BATHROOM ACCESSORIES

A. Private-Use Toilet Tissue Dispenser:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Description: Single-roll dispenser with the following features:

3. Mounting: Recessed.
4. Capacity: Designed for 4-1/2- or 5-inch-diameter tissue rolls.
5. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

B. Private-Use Shower Curtain Rod:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Description: 1-inch- outside diameter rod.
3. Configuration: As indicated on Drawings
4. Mounting Flanges: Designed for exposed fastening, in material and finish matching rod.
5. Rod Material and Finish: Stainless steel, ASTM A480/A480M No. 7 finish (polished).
6. Features: Integral chrome-plated brass glide hooks.

C. Private-Use Soap Dish:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Description: .
3. Mounting: Recessed.
4. Material and Finish: Stainless steel, ASTM A480/A480M No. 7 finish (polished).

D. Private-Use Medicine Cabinet:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Mounting: Recessed, for nominal 4-inch wall depth.
3. Size: 18 by 24 inches.
4. Door: Framed mirror door concealing storage cabinet equipped with continuous hinge and spring-buffered, rod-type stop and magnetic door catch.
5. Shelves: Three, adjustable.
6. Material and Finish:

    a. Cabinet: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
    b. Mirror Frame: stainless steel.
    c. Door: stainless steel.
    d. Hinge: stainless steel.
    e. Shelves: stainless steel.

E. Private-Use Robe Hook:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Description: Double-prong unit.
3. Material and Finish: Stainless steel, ASTM A480/A480M No. 7 finish (polished).

F. Private-Use Toothbrush and Tumbler Holder:

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

    a. American Specialties, Inc.
    b. Bradley Corporation.

2. Description: Surface-mounted toothbrush and tumbler holder.
3. Material and Finish: Stainless steel, ASTM A480/A480M No. 7 finish (polished).

G. Private-Use Towel Bar:

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

    a. American Specialties, Inc.
    b. Bobrick Washroom Equipment, Inc.
    c. Bradley Corporation.

2. Description: 3/4-inch-square tube with rectangular end brackets.
3. Mounting: Flanges with concealed fasteners.
4. Length: 24 inches.
5. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 No. 7 finish (polished).

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

1. Remove temporary labels and protective coatings.

B. Grab Bars: Install to comply with specified structural-performance requirements.

C. Shower Seats: Install to comply with specified structural-performance requirements.

END OF SECTION 102800

SECTION 123530 - RESIDENTIAL CASEWORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes kitchen and vanity cabinets.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For residential casework. Include plans, elevations, details, and attachments to other work.

C. Samples: For casework and hardware finishes.

1.3 INFORMATIONAL SUBMITTALS

A. Product Certificates: For casework.

PART 2 - PRODUCTS

2.1 CABINETS

A. Provide cabinets from one of the following manufacturers:
   1. Advanta Cabinets, Extreme Series, Coronet Style, plantation hardwood species, honey stain finish (basis of design)
   2. Evans Cabinet Corporation, HUD-certified Severe Use, birch slab with reverse bevel, wheat stain finish
   3. Advanta Cabinets, Extreme Series, Tuscany Style 5-pc., birch species, toffee stain finish

B. Quality Standard: Provide cabinets that comply with KCMA A161.1 and HUD Severe Use Specifications.

   1. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi-exposed location of each unit and showing compliance with KCMA A161.1 2017 Performance and Construction Standard for Kitchen and Bath Vanity Cabinets (KCMA Severe Use)

   2. HUD – Severe Use Specifications for Public and Indian Housing – September 1993

C. Door and Drawer Face Style: Reveal overlay

1. Door and Drawer Fronts: Solid-wood stiles and rails, 3/4 inch thick, with 3/4-inch-thick, solid-wood center panels.

D. Cabinet Style: Face frame

1. Face Frames: 3/4-by-1-5/8-inch solid wood with glued mortise and tenon or doweled joints

E. Exposed Cabinet End Finish: Wood veneer

2.2 CABINET MATERIALS

A. Hardwood Lumber: Kiln dried to 7 percent moisture content.

B. Softwood Lumber: Kiln dried to 10 percent moisture content.

C. Hardwood Plywood: HPVA HP-1.

D. Particleboard is NOT PERMITTED in cabinets

E. Exposed Materials:

1. Exposed Wood Species: Birch, Oak, or Maple as selected by Architect from manufacturer's full range.

   a. Select materials for compatible color and grain. Do not use two adjacent exposed surfaces that are noticeably dissimilar in color, grain, figure, or natural character markings.
   b. Staining and Finish: As selected by Architect from manufacturer's full range

2. Solid Wood: Clear hardwood lumber of species indicated, free of defects.
3. Plywood: Hardwood plywood with face veneer of species indicated, with Grade A faces and Grade C backs of same species as faces.

   a. Edge band exposed edges with a minimum of 1/4-inch-thick, solid-wood edging of same species as face veneer, with finish to match.

F. Semi-exposed Materials: Unless otherwise indicated, provide the following:

1. Solid Wood: Sound hardwood lumber, selected to eliminate appearance defects. Same species as exposed surfaces.
   a. Base cabinet nailing rail shall be minimum 3/4-inch-thick x 7 ¼" solid wood.
   b. Wall cabinet hanging rails shall run continuously along the top and bottom of the cabinet and shall be minimum 3/4-inch-thick x 3" solid wood.
2. Plywood: Hardwood plywood with Grade C faces and not less than Grade 3 backs of same species as faces. Face veneers of same species as exposed surfaces.
   a. Back and bottom panels 1/2-inch-thick veneer-faced plywood.
   b. Drawer bottom panels 1/4-inch-thick veneer-faced plywood dadoed and glued into all four sides of the drawer box. Dove-tailed joints at drawer fronts and side panels.

c. Shelves 1/2-inch-thick veneer-faced plywood, edge-banded with 1/4-inch-thick solid wood

G. Concealed Materials: Solid wood or plywood, of any hardwood or softwood species, with no defects affecting strength or utility.
1. Particleboard is NOT PERMITTED in cabinets.
2. Finger joints are NOT PERMITTED in cabinets.
3. Stapled connections are NOT acceptable. However, glued and stapled connections are acceptable.

2.3 CABINET HARDWARE

A. General: Manufacturer's standard units complying with BHMA A156.9, of type, size, style, material, and finish as selected by Architect from manufacturer's full range.

B. Pulls: Surface-mounted decorative pulls.

C. Hinges: Semi-concealed (wraparound) butt hinges for overlay doors.
1. Heavy gauge metal
2. Minimum 110 degree opening

D. Drawer Guides: Epoxy-coated-steel, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
1. Pull-out surfaces and drawers require positive lever stops.
2. Minimum 150 lbs. capacity typical for two side-mounted slides per drawer.
3. A single center drawer guide is NOT ACCEPTABLE.

E. Door and Drawer Bumpers: Self-adhering, clear silicone rubber.

1. Doors: Provide one bumper at top and bottom of closing edge of each swinging door.
2. Drawers: Provide one bumper on back side of drawer front at each corner.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install casework with no variations in adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework.

B. Install casework without distortion so doors and drawers fit the openings, are aligned, and are uniformly spaced. Complete installation of hardware and accessories as indicated.

C. Install casework level and plumb to a tolerance of 1/8 inch in 8 feet.

D. Fasten casework to adjacent units and to backing.

1. Fasten wall cabinets through back, near top and bottom, and at ends not more than 16 inches o.c.

    a. Fasteners: No. 10 wafer-head screws sized for not less than 1-1/2-inch penetration into wood framing, blocking, or hanging strips.

E. Adjust hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.

F. Clean casework on exposed and semi-exposed surfaces. Touch up as required to restore damaged or soiled areas to match original factory finish, as approved by Architect.

END OF SECTION 123530

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid surface material countertops.
2. Solid surface material backsplashes.
3. Solid surface material side splashes.
4. Solid surface material sinks.

1.2 ACTION SUBMITTALS

A. Product Data: For countertop materials and sinks.

B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing fixtures.

C. Samples: For each type of material exposed to view.

PART 2 - PRODUCTS

2.1 SOLID SURFACE COUNTERTOP MATERIALS

A. Solid Surface Material: Homogeneous-filled plastic resin complying with ICPA SS-1.

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

a. E. I. du Pont de Nemours and Company.
b. Formica Corporation.
c. Wilsonart LLC.

2.2 COUNTERTOP FABRICATION

A. Fabricate countertops according to solid surface material manufacturer's written instructions and to the AWI/AWMAC/WI's "Architectural Woodwork Standards."

1. Grade: Premium.

B. Configuration:

1. Front: Radius edge 1 1/2 inches high with 3/8-inch radius top and bottom.
2. Backsplash: Straight, slightly eased at corner.
3. End Splash: Matching backsplash.

C. Countertops: 3/4-inch- thick, solid surface material with front edge built up with same material.

D. Joints: Fabricate countertops without joints.

E. Cutouts and Holes:

1. Undercounter Plumbing Fixtures for bathroom vanities: Make cutouts for fixtures in shop using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.

2. Plumbing Fixtures cutouts for kitchen sinks: Make cutouts for fixtures using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.

2.3 INSTALLATION MATERIALS

A. Adhesive: Product recommended by solid surface material manufacturer.

B. Sealant for Countertops: Comply with requirements in Section 079200 "Joint Sealants."

PART 3 - EXECUTION

3.1 INSTALLATION

A. Fasten countertops by screwing through corner blocks of base units into underside of countertop. Predrill holes for screws as recommended by manufacturer.

B. Fasten subtops to cabinets by screwing through subtops into cornerblocks of base cabinets. Shim as needed to align subtops in a level plane.

C. Secure countertops to subtops with adhesive according to solid surface material manufacturer's written instructions.

D. Bond joints with adhesive and draw tight as countertops are set. Mask areas of countertops adjacent to joints to prevent adhesive smears.

E. Install backsplashes and end splashes by adhering to wall and countertops with adhesive.

F. Install aprons to backing and countertops with adhesive.

G. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.

H. Apply sealant to gaps at walls; comply with Section 079200 "Joint Sealants."

END OF SECTION 123661.16

SECTION 220500 - COMMON WORK RESULTS FOR PLUMBING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Piping materials and installation instructions common to most piping systems.
2. Dielectric fittings.
3. Mechanical sleeve seals.
4. Sleeves.
5. Escutcheons.
6. Grout.
7. Plumbing demolition.
8. Equipment installation requirements common to equipment sections.
9. Supports and anchorages.

1.2 DEFINITIONS

A. Finished Spaces: Spaces other than plumbing and electrical equipment rooms, furred spaces, pipe chases, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.

B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and plumbing equipment rooms.

C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in chases.

E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.

1.3 SUBMITTALS

A. Welding certificates.

1.4 QUALITY ASSURANCE

A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."

B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.

C. Electrical Characteristics for Plumbing Equipment: Equipment of higher electrical characteristics may be furnished provided such proposed equipment is approved in writing and connecting electrical services, circuit breakers, and conduit sizes are appropriately modified. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

PART 2 - PRODUCTS

2.1 PIPE, TUBE, AND FITTINGS

A. Refer to individual Division 22 piping Sections for pipe, tube, and fitting materials and joining methods.

B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

2.2 JOINING MATERIALS

A. Refer to individual Division 22 piping Sections for special joining materials not listed below.

B. Pipe-Flange Gasket Materials: ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch maximum thickness unless thickness or specific material is indicated.

C. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

D. Brazing Filler Metals: AWS A5.8, BCuP Series or BAg1, unless otherwise indicated.

E. Welding Filler Metals: Comply with AWS D10.12.

2.3 DIELECTRIC FITTINGS

A. Description: Combination fitting of copper alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.

B. Insulating Material: Suitable for system fluid, pressure, and temperature.

C. Dielectric Unions: Factory-fabricated, union assembly, for 250-psig minimum working pressure at 180 deg F.

D. Dielectric Flanges: Factory-fabricated, companion-flange assembly, for 150- or 300-psig minimum working pressure as required to suit system pressures.

E. Dielectric Couplings: Galvanized-steel coupling with inert and noncorrosive, thermoplastic lining; threaded ends; and 300-psig minimum working pressure at 225 deg F.

F. Dielectric Nipples: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 300-psig minimum working pressure at 225 deg F.

2.4 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.

B. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.

C. Pressure Plates: Stainless steel. Include two for each sealing element.

D. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

2.5 SLEEVES

A. Galvanized-Steel Sheet: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.

B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.

C. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.

D. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.

1. Underdeck Clamp: Clamping ring with set screws.

2.6 ESCUTCHEONS

A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.

B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.

C. One-Piece, Cast-Brass Type: With set screw.

1. Finish: Polished chrome-plated.

D. Split-Casting, Cast-Brass Type: With concealed hinge and set screw.

1. Finish: Polished chrome-plated.

2.7 GROUT

A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.

1. Characteristics: Post-hardening, volume-adjusting, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
2. Design Mix: 5000-psi, 28-day compressive strength.
3. Packaging: Premixed and factory packaged.

PART 3 - EXECUTION

3.1 PLUMBING DEMOLITION

A. Refer to Division 01 Section "Cutting and Patching" and Division 02 Section "Selective Structure Demolition" for general demolition requirements and procedures.

B. Disconnect, demolish, and remove plumbing systems, equipment, and components indicated to be removed.

1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
2. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
3. Equipment to Be Removed: Disconnect and cap services and remove equipment.
4. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
5. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.

C. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality.

3.2 PIPING SYSTEMS - COMMON REQUIREMENTS

A. Install piping according to the following requirements and Division 22 Sections specifying piping systems.

B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.

D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

F. Install piping to permit valve servicing.

G. Install piping at indicated slopes.

H. Install piping free of sags and bends.

I. Install fittings for changes in direction and branch connections.

J. Install piping to allow application of insulation.

K. Select system components with pressure rating equal to or greater than system operating pressure.

L. Install escutcheons for penetrations of walls, ceilings, and floors.

M. Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.

N. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Install steel pipe for sleeves smaller than 6 inches in diameter.
2. Install cast-iron "wall pipes" for sleeves 6 inches and larger in diameter.
3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

O. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

P. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to Division 07 Section "Firestopping" for materials.

Q. Verify final equipment locations for roughing-in.

R. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

3.3 PIPING JOINT CONSTRUCTION

A. Join pipe and fittings according to the following requirements and Division 22 Sections specifying piping systems.

B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.

E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.

F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.

H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

3.4 PIPING CONNECTIONS

A. Make connections according to the following, unless otherwise indicated:

1. Install unions, in piping NPS 2 and smaller, adjacent to each valve and at final connection to each piece of equipment.
2. Install flanges, in piping NPS 2-1/2 and larger, adjacent to flanged valves and at final connection to each piece of equipment.
3. Dry Piping Systems: Install dielectric unions and flanges to connect piping materials of dissimilar metals.
4. Wet Piping Systems: Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals.

3.5 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

A. Install equipment to allow maximum possible headroom unless specific mounting heights are not indicated.

B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.

C. Install plumbing equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.

D. Install equipment to allow right of way for piping installed at required slope.

3.6 ERECTION OF METAL SUPPORTS AND ANCHORAGES

A. Refer to Division 05 Section "Metal Fabrications" for structural steel.

B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor plumbing materials and equipment.

C. Field Welding: Comply with AWS D1.1.

3.7 ERECTION OF WOOD SUPPORTS AND ANCHORAGES

A. Cut, fit, and place wood grounds, nailers, blocking, and anchorages to support, and anchor plumbing materials and equipment.

B. Select fastener sizes that will not penetrate members if opposite side will be exposed to view or will receive finish materials. Tighten connections between members. Install fasteners without splitting wood members.

C. Attach to substrates as required to support applied loads.

3.8 GROUTING

A. Mix and install grout for plumbing equipment base bearing surfaces, pump and other equipment base plates, and anchors.

B. Clean surfaces that will come into contact with grout.

C. Provide forms as required for placement of grout.

D. Avoid air entrapment during placement of grout.

E. Place grout, completely filling equipment bases.

F. Place grout around anchors.

G. Cure placed grout.

END OF SECTION 220500

SECTION 220523 - GENERAL-DUTY VALVES FOR PLUMBING PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Brass ball valves.
2. Bronze ball valves.
3. Bronze swing check valves.
4. Iron swing check valves.
5. Bronze gate valves.
6. Iron gate valves.

B. Related Sections:

1. Division 22 plumbing piping Sections for specialty valves applicable to those Sections only.
2. Division 22 Section "Identification for Plumbing Piping and Equipment" for valve tags and schedules.

1.2 SUBMITTALS

A. Product Data: For each type of valve indicated.

1.3 QUALITY ASSURANCE

A. ASME Compliance: ASME B16.10 and ASME B16.34 for ferrous valve dimensions and design criteria.

B. NSF Compliance: NSF 61 for valve materials for potable-water service.

PART 2 - PRODUCTS

2.1 GENERAL REQUIREMENTS FOR VALVES

A. Refer to valve schedule articles for applications of valves.

B. Valve Pressure and Temperature Ratings: Not less than indicated and as required for system pressures and temperatures.

C. Valve Sizes: Same as upstream piping unless otherwise indicated.

D. Valve Actuator Types:

1. Gear Actuator: For quarter-turn valves NPS 8 and larger.
2. Handwheel: For valves other than quarter-turn types.
3. Handlever: For quarter-turn valves NPS 6 and smaller except plug valves.
4. Chainwheel: Device for attachment to valve handwheel, stem, or other actuator; of size and with chain for mounting height, as indicated in the "Valve Installation" Article.

E. Valves in Insulated Piping: With 2-inch stem extensions and the following features:

1. Gate Valves: With rising stem.
2. Ball Valves: With extended operating handle of non-thermal-conductive material, and protective sleeve that allows operation of valve without breaking the vapor seal or disturbing insulation.
3. Butterfly Valves: With extended neck.

F. Valve-End Connections:

1. Flanged: With flanges according to ASME B16.1 for iron valves.
2. Solder Joint: With sockets according to ASME B16.18.
3. Threaded: With threads according to ASME B1.20.1.

2.2 BRASS BALL VALVES

A. Two-Piece, Full-Port, Brass Ball Valves with Brass Trim:

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

a. Crane Co.; Crane Valve Group; Crane Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Hammond Valve.
d. Kitz Corporation.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.

2. Description:

a. Standard: MSS SP-110.
b. SWP Rating: 150 psig.
c. CWP Rating: 600 psig.
d. Body Design: Two piece.
e. Body Material: Forged brass.
f. Ends: Threaded.
g. Seats: PTFE or TFE.
h. Stem: Brass.
i. Ball: Chrome-plated brass.
j. Port: Full.

2.3 BRONZE BALL VALVES

A. Two-Piece, Full-Port, Bronze Ball Valves with Bronze Trim:

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

a. American Valve, Inc.
b. Conbraco Industries, Inc.; Apollo Valves.
c. Crane Co.; Crane Valve Group; Crane Valves.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-110.
b. SWP Rating: 150 psig.
c. CWP Rating: 600 psig.
d. Body Design: Two piece.
e. Body Material: Bronze.
f. Ends: Threaded.
g. Seats: PTFE or TFE.
h. Stem: Bronze.
i. Ball: Chrome-plated brass.
j. Port: Full.

2.4 BRONZE SWING CHECK VALVES

A. Class 125, Bronze Swing Check Valves with Bronze Disc:

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

a. Crane Co.; Crane Valve Group; Crane Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-80, Type 3.
b. CWP Rating: 200 psig.
c. Body Design: Horizontal flow.

d. Body Material: ASTM B 62, bronze.
e. Ends: Threaded.
f. Disc: Bronze.

B. Class 125, Bronze Swing Check Valves with Nonmetallic Disc:

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

a. Crane Co.; Crane Valve Group; Crane Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-80, Type 4.
b. CWP Rating: 200 psig.
c. Body Design: Horizontal flow.
d. Body Material: ASTM B 62, bronze.
e. Ends: Threaded.
f. Disc: PTFE or TFE.

2.5 IRON, SINGLE-FLANGE BUTTERFLY VALVES

A. 200 CWP, Iron, Single-Flange Butterfly Valves with EPDM Seat and Aluminum-Bronze Disc:

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

a. Conbraco Industries, Inc.; Apollo Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-67, Type I.
b. CWP Rating: 200 psig.
c. Body Design: Lug type; suitable for bidirectional dead-end service at rated pressure without use of downstream flange.
d. Body Material: ASTM A 126, cast iron or ASTM A 536, ductile iron.

e. Seat: EPDM.
f. Stem: One- or two-piece stainless steel.
g. Disc: Aluminum bronze.

B. 200 CWP, Iron, Single-Flange Butterfly Valves with NBR Seat and Aluminum-Bronze Disc:

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

a. Conbraco Industries, Inc.; Apollo Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-67, Type I.
b. CWP Rating: 200 psig.
c. Body Design: Lug type; suitable for bidirectional dead-end service at rated pressure without use of downstream flange.
d. Body Material: ASTM A 126, cast iron or ASTM A 536, ductile iron.
e. Seat: NBR.
f. Stem: One- or two-piece stainless steel.
g. Disc: Aluminum bronze.

C. 200 CWP, Iron, Single-Flange Butterfly Valves with EPDM Seat and Ductile-Iron Disc:

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

a. Conbraco Industries, Inc.; Apollo Valves.
b. Cooper Cameron Valves; a division of Cooper Cameron Corporation.
c. Crane Co.; Crane Valve Group; Center Line.
d. Crane Co.; Crane Valve Group; Stockham Division.
e. Hammond Valve.
f. Milwaukee Valve Company.
g. NIBCO INC.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-67, Type I.
b. CWP Rating: 200 psig.
c. Body Design: Lug type; suitable for bidirectional dead-end service at rated pressure without use of downstream flange.
d. Body Material: ASTM A 126, cast iron or ASTM A 536, ductile iron.
e. Seat: EPDM.

f. Stem: One- or two-piece stainless steel.
g. Disc: Nickel-plated or -coated ductile iron.

D. 200 CWP, Iron, Single-Flange Butterfly Valves with NBR Seat and Ductile-Iron Disc:

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

a. Conbraco Industries, Inc.; Apollo Valves.
b. Crane Co.; Crane Valve Group; Center Line.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-67, Type I.
b. CWP Rating: 200 psig.
c. Body Design: Lug type; suitable for bidirectional dead-end service at rated pressure without use of downstream flange.
d. Body Material: ASTM A 126, cast iron or ASTM A 536, ductile iron.
e. Seat: NBR.
f. Stem: One- or two-piece stainless steel.
g. Disc: Nickel-plated or -coated ductile iron.

2.6 IRON GATE VALVES

A. Class 125, NRS, Iron Gate Valves:

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

a. Crane Co.; Crane Valve Group; Crane Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-70, Type I.
b. CWP Rating: 200 psig.
c. Body Material: ASTM A 126, gray iron with bolted bonnet.
d. Ends: Flanged.
e. Trim: Bronze.

f. Disc: Solid wedge.
g. Packing and Gasket: Asbestos free.

B. Class 125, OS&Y, Iron Gate Valves:

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

a. Crane Co.; Crane Valve Group; Crane Valves.
b. Crane Co.; Crane Valve Group; Jenkins Valves.
c. Crane Co.; Crane Valve Group; Stockham Division.
d. Hammond Valve.
e. Milwaukee Valve Company.
f. NIBCO INC.
g. Red-White Valve Corporation.
h. Watts Regulator Co.; a division of Watts Water Technologies, Inc.

2. Description:

a. Standard: MSS SP-70, Type I.
b. CWP Rating: 200 psig.
c. Body Material: ASTM A 126, gray iron with bolted bonnet.
d. Ends: Flanged.
e. Trim: Bronze.
f. Disc: Solid wedge.
g. Packing and Gasket: Asbestos free.

PART 3 - EXECUTION

3.1 VALVE INSTALLATION

A. Install valves with unions or flanges at each piece of equipment arranged to allow service, maintenance, and equipment removal without system shutdown.

B. Locate valves for easy access and provide separate support where necessary.

C. Install valves in horizontal piping with stem at or above center of pipe.

D. Install valves in position to allow full stem movement.

E. Install chainwheels on operators for butterfly and gate valves NPS 4 and larger and more than 96 inches above floor. Extend chains to 60 inches above finished floor.

1. Install swing check valves for proper direction of flow and in horizontal position with hinge pin level.

3.2 ADJUSTING

A. Adjust or replace valve packing after piping systems have been tested and put into service but before final adjusting and balancing. Replace valves if persistent leaking occurs.

3.3 GENERAL REQUIREMENTS FOR VALVE APPLICATIONS

A. If valve applications are not indicated, use the following:

1. Shutoff Service: Ball, butterfly, or gate valves.
2. Throttling Service: ball or butterfly valves.
3. Pump-Discharge Check Valves:

a. NPS 2 and Smaller: Bronze swing check valves with bronze or nonmetallic disc.
b. NPS 2-1/2 and Larger for Domestic Water: Iron swing check valves with lever and weight or with spring.
c. NPS 2-1/2 and Larger for Sanitary Waste and Storm Drainage: Iron swing check valves with lever and weight or spring.

B. If valves with specified SWP classes or CWP ratings are not available, the same types of valves with higher SWP class or CWP ratings may be substituted.

C. Select valves, except wafer types, with the following end connections:

1. For Copper Tubing, NPS 2 and Smaller: Threaded ends except where solder-joint valve-end option is indicated in valve schedules below.
2. For Copper Tubing, NPS 2-1/2 to NPS 4: Flanged ends except where threaded valve-end option is indicated in valve schedules below.
3. For Copper Tubing, NPS 5 and Larger: Flanged ends.
4. For Steel Piping, NPS 2 and Smaller: Threaded ends.
5. For Steel Piping, NPS 2-1/2 to NPS 4: Flanged ends except where threaded valve-end option is indicated in valve schedules below.
6. For Steel Piping, NPS 5 and Larger: Flanged ends.

3.4 DOMESTIC, HOT- AND COLD-WATER VALVE SCHEDULE

A. Pipe NPS 2 and Smaller:

1. Bronze and Brass Valves: May be provided with solder-joint ends instead of threaded ends.
2. Bronze Angle Valves: Class 125, nonmetallic disc.
3. Ball Valves: One piece, full port, brass or bronze with bronze trim.
4. Bronze Swing Check Valves: Class 125, nonmetallic disc.

B. Pipe NPS 2-1/2 and Larger:

1. Iron Valves, NPS 2-1/2 to NPS 4: May be provided with threaded ends instead of flanged ends.
2. Iron, Single-Flange Butterfly Valves: 200 CWP, EPDM seat, aluminum-bronze disc.

3. Iron Swing Check Valves: Class 125, nonmetallic-to-metal seats.
4. Iron Gate Valves: Class 125, OS&Y.

END OF SECTION 220523

SECTION 220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Steel pipe hangers and supports.
2. Trapeze pipe hangers.
3. Metal framing systems.
4. Thermal-hanger shield inserts.
5. Fastener systems.
6. Equipment supports.

B. See Division 05 Section "Metal Fabrications" for structural-steel shapes and plates for trapeze hangers for pipe and equipment supports.

C. See Division 21 Section "Water-Based Fire-Suppression Systems" for pipe hangers for fire-suppression piping.

1.2 DEFINITIONS

A. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

1.3 PERFORMANCE REQUIREMENTS

A. Design supports for multiple pipes capable of supporting combined weight of supported systems, system contents, and test water.

B. Design equipment supports capable of supporting combined operating weight of supported equipment and connected systems and components.

C. Design seismic-restraint hangers and supports for piping and equipment and obtain approval from authorities having jurisdiction.

1.4 SUBMITTALS

A. Product Data: For the following:

1. Steel pipe hangers and supports.
2. Thermal-hanger shield inserts.
3. Powder-actuated fastener systems.

B. Shop Drawings: Signed and sealed by a qualified professional engineer. Show fabrication and installation details and include calculations for the following:

1. Trapeze pipe hangers. Include Product Data for components.
2. Metal framing systems. Include Product Data for components.
3. Equipment supports.

C. Welding certificates.

1.5 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to ASME Boiler and Pressure Vessel Code: Section IX.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 STEEL PIPE HANGERS AND SUPPORTS

A. Description: MSS SP-58, Types 1 through 58, factory-fabricated components. Refer to Part 3 "Hanger and Support Applications" Article for where to use specific hanger and support types.

B. Manufacturers:

1. AAA Technology & Specialties Co., Inc.
2. B-Line Systems, Inc.; a division of Cooper Industries.
3. Grinnell Corp.
4. Tolco Inc.

C. Galvanized, Metallic Coatings: Pregalvanized or hot dipped.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

E. Padded Hangers: Hanger with fiberglass or other pipe insulation pad or cushion for support of bearing surface of piping.

2.3 TRAPEZE PIPE HANGERS

A. Description: MSS SP-69, Type 59, shop- or field-fabricated pipe-support assembly made from structural-steel shapes with MSS SP-58 hanger rods, nuts, saddles, and U-bolts.

2.4 METAL FRAMING SYSTEMS

A. Description: MFMA-3, shop- or field-fabricated pipe-support assembly made of steel channels and other components.

B. Manufacturers:

1. B-Line Systems, Inc.; a division of Cooper Industries.
2. Power-Strut Div.; Tyco International, Ltd.
3. Thomas & Betts Corporation.
4. Tolco Inc.
5. Unistrut Corp.; Tyco International, Ltd.

C. Coatings: Manufacturer's standard finish, unless bare metal surfaces are indicated.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

2.5 THERMAL-HANGER SHIELD INSERTS

A. Description: 100-psig-minimum, compressive-strength insulation insert encased in sheet metal shield.

B. Manufacturers:

1. Carpenter & Paterson, Inc.
2. ERICO/Michigan Hanger Co.
3. PHS Industries, Inc.
4. Pipe Shields, Inc.
5. Rilco Manufacturing Company, Inc.

C. Insulation-Insert Material for Cold Piping: Water-repellent treated, ASTM C 533, Type I calcium silicate or ASTM C 552, Type II cellular glass with vapor barrier.

D. Insulation-Insert Material for Hot Piping: Water-repellent treated, ASTM C 533, Type I calcium silicate or ASTM C 552, Type II cellular glass.

E. For Trapeze or Clamped Systems: Insert and shield shall cover entire circumference of pipe.

F. For Clevis or Band Hangers: Insert and shield shall cover lower 180 degrees of pipe.

G. Insert Length: Extend 2 inches beyond sheet metal shield for piping operating below ambient air temperature.

2.6 FASTENER SYSTEMS

A. Powder-Actuated Fasteners: Threaded-steel stud, for use in hardened portland cement concrete with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used.

1. Manufacturers:

a. Hilti, Inc.
b. ITW Ramset/Red Head.
c. Masterset Fastening Systems, Inc.
d. MKT Fastening, LLC.
e. Powers Fastener.

B. Mechanical-Expansion Anchors: Insert-wedge-type zinc-coated steel, for use in hardened portland cement concrete with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used.

1. Manufacturers:

a. B-Line Systems, Inc.; a division of Cooper Industries.
b. Empire Industries, Inc.
c. Hilti, Inc.
d. ITW Ramset/Red Head.
e. MKT Fastening, LLC.
f. Powers Fasteners.

2.7 EQUIPMENT SUPPORTS

A. Description: Welded, shop- or field-fabricated equipment support made from structural-steel shapes.

2.8 MISCELLANEOUS MATERIALS

A. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

B. Grout: ASTM C 1107, factory-mixed and -packaged, dry, hydraulic-cement, nonshrink and nonmetallic grout; suitable for interior and exterior applications.

1. Properties: Nonstaining, noncorrosive, and nongaseous.
2. Design Mix: 5000-psi, 28-day compressive strength.

PART 3 - EXECUTION

3.1 HANGER AND SUPPORT APPLICATIONS

A. Specific hanger and support requirements are specified in Sections specifying piping systems and equipment.

B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Sections.

C. Use hangers and supports with galvanized, metallic coatings for piping and equipment that will not have field-applied finish.

D. Use nonmetallic coatings on attachments for electrolytic protection where attachments are in direct contact with copper tubing.

E. Use padded hangers for piping that is subject to scratching.

F. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Adjustable, Steel Clevis Hangers (MSS Type 1): For suspension of noninsulated or insulated stationary pipes, NPS 1/2 to NPS 30.
2. Yoke-Type Pipe Clamps (MSS Type 2): For suspension of 120 to 450 deg F pipes, NPS 4 to NPS 16, requiring up to 4 inches of insulation.
3. Carbon- or Alloy-Steel, Double-Bolt Pipe Clamps (MSS Type 3): For suspension of pipes, NPS 3/4 to NPS 24, requiring clamp flexibility and up to 4 inches of insulation.
4. Adjustable, Steel Band Hangers (MSS Type 7): For suspension of noninsulated stationary pipes, NPS 1/2 to NPS 8.
5. U-Bolts (MSS Type 24): For support of heavy pipes, NPS 1/2 to NPS 30.
6. Pipe Saddle Supports (MSS Type 36): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange.
7. Single Pipe Rolls (MSS Type 41): For suspension of pipes, NPS 1 to NPS 30, from 2 rods if longitudinal movement caused by expansion and contraction might occur.
8. Complete Pipe Rolls (MSS Type 44): For support of pipes, NPS 2 to NPS 42, if longitudinal movement caused by expansion and contraction might occur but vertical adjustment is not necessary.

G. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20.
2. Carbon- or Alloy-Steel Riser Clamps (MSS Type 42): For support of pipe risers, NPS 3/4 to NPS 20, if longer ends are required for riser clamps.

H. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.

I. Building Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel or Malleable Concrete Inserts (MSS Type 18): For upper attachment to suspend pipe hangers from concrete ceiling.

2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
5. Welded Beam Attachments (MSS Type 22): For attaching to bottom of beams if loads are considerable and rod sizes are large.
6. C-Clamps (MSS Type 23): For structural shapes.
7. Welded-Steel Brackets: For support of pipes from below, or for suspending from above by using clip and rod. Use one of the following for indicated loads:

    a. Light (MSS Type 31): 750 lb.
    b. Medium (MSS Type 32): 1500 lb.
    c. Heavy (MSS Type 33): 3000 lb.

8. Side-Beam Brackets (MSS Type 34): For sides of steel or wooden beams.
9. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.

J. Saddles and Shields: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
2. Protection Shields (MSS Type 40): Of length recommended in writing by manufacturer to prevent crushing insulation.
3. Thermal-Hanger Shield Inserts: For supporting insulated pipe.

K. Spring Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Spring Cushions (MSS Type 48): For light loads if vertical movement does not exceed 1-1/4 inches.
2. Spring-Cushion Roll Hangers (MSS Type 49): For equipping Type 41 roll hanger with springs.
3. Variable-Spring Base Supports (MSS Type 52): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from base support.

L. Comply with MSS SP-69 for trapeze pipe hanger selections and applications that are not specified in piping system Sections.

M. Comply with MFMA-102 for metal framing system selections and applications that are not specified in piping system Sections.

N. Use powder-actuated fasteners or mechanical-expansion anchors instead of building attachments where required in concrete construction.

3.2 HANGER AND SUPPORT INSTALLATION

A. Steel Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure.

B. Trapeze Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Arrange for grouping of parallel runs of horizontal piping and support together on field-fabricated trapeze pipe hangers.

1. Pipes of Various Sizes: Support together and space trapezes for smallest pipe size or install intermediate supports for smaller diameter pipes as specified above for individual pipe hangers.
2. Field fabricate from ASTM A 36/A 36M, steel shapes selected for loads being supported. Weld steel according to AWS D1.1.

C. Metal Framing System Installation: Arrange for grouping of parallel runs of piping and support together on field-assembled metal framing systems.

D. Thermal-Hanger Shield Installation: Install in pipe hanger or shield for insulated piping.

E. Fastener System Installation:

1. Install powder-actuated fasteners in concrete after concrete is placed and completely cured. Use operators that are licensed by powder-actuated tool manufacturer. Install fasteners according to powder-actuated tool manufacturer's operating manual.
2. Install mechanical-expansion anchors in concrete after concrete is placed and completely cured. Install fasteners according to manufacturer's written instructions.

F. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.

G. Equipment Support Installation: Fabricate from welded-structural-steel shapes.

H. Install hangers and supports to allow controlled thermal and seismic movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.

I. Install lateral bracing with pipe hangers and supports to prevent swaying.

J. Install building attachments within concrete slabs or attach to structural steel. Install additional attachments at concentrated loads, including valves, flanges, and strainers, NPS 2-1/2 and larger and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

K. Load Distribution: Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.

L. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.9 (for building services piping) are not exceeded.

M. Insulated Piping: Comply with the following:

1. Attach clamps and spacers to piping.

   a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
   b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
   c. Do not exceed pipe stress limits according to ASME B31.9 for building services piping.

2. Install MSS SP-58, Type 39, protection saddles if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
3. Install MSS SP-58, Type 40, protective shields on cold piping with vapor barrier. Shields shall span an arc of 180 degrees.
4. Shield Dimensions for Pipe: Not less than the following:

   a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.
   b. NPS 4: 12 inches long and 0.06 inch thick.
   c. NPS 5 and NPS 6: 18 inches long and 0.06 inch thick.
   d. NPS 8 to NPS 14: 24 inches long and 0.075 inch thick.

5. Insert Material: Length at least as long as protective shield.
6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.

3.3 EQUIPMENT SUPPORTS

A. Fabricate structural-steel stands to suspend equipment from structure overhead or to support equipment above floor.

B. Grouting: Place grout under supports for equipment and make smooth bearing surface.

C. Provide lateral bracing, to prevent swaying, for equipment supports.

3.4 METAL FABRICATIONS

A. Cut, drill, and fit miscellaneous metal fabrications for trapeze pipe hangers and equipment supports.

B. Fit exposed connections together to form hairline joints. Field weld connections that cannot be shop welded because of shipping size limitations.

C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.

4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

3.5 ADJUSTING

A. Hanger Adjustments: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

3.6 PAINTING

A. Touch Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.

1. Apply paint by brush or spray to provide minimum dry film thickness of 2.0 mils.

B. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION 220529

SECTION 220700 - PLUMBING INSULATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Insulation Materials:

a. Flexible elastomeric.
b. Mineral fiber.

2. Securements.
3. Corner angles.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings:

1. Detail application of protective shields, saddles, and inserts at hangers for each type of insulation and hanger.
2. Detail attachment and covering of heat tracing inside insulation.
3. Detail insulation application at pipe expansion joints for each type of insulation.
4. Detail insulation application at elbows, fittings, flanges, valves, and specialties for each type of insulation.
5. Detail removable insulation at piping specialties, equipment connections, and access panels.
6. Detail application of field-applied jackets.
7. Detail application at linkages of control devices.
8. Detail field application for each equipment type.

C. Field quality-control reports.

1.3 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: Insulation and related materials shall have fire-test-response characteristics indicated, as determined by testing identical products per ASTM E 84, by a testing and inspecting agency acceptable to authorities having jurisdiction. Factory label insulation and jacket materials and adhesive, mastic, tapes, and cement material containers, with appropriate markings of applicable testing and inspecting agency.

1. Insulation Installed Indoors: Flame-spread index of 25 or less, and smoke-developed index of 50 or less.

2. Insulation Installed Outdoors: Flame-spread index of 75 or less, and smoke-developed index of 150 or less.

PART 2 - PRODUCTS

2.1 INSULATION MATERIALS

A. Comply with requirements in Part 3 schedule articles for where insulating materials shall be applied.

B. Products shall not contain asbestos, lead, mercury, or mercury compounds.

C. Products that come in contact with stainless steel shall have a leachable chloride content of less than 50 ppm when tested according to ASTM C 871.

D. Insulation materials for use on austenitic stainless steel shall be qualified as acceptable according to ASTM C 795.

E. Foam insulation materials shall not use CFC or HCFC blowing agents in the manufacturing process.

F. Flexible Elastomeric: Closed-cell, sponge- or expanded-rubber materials. Comply with ASTM C 534, Type I for tubular materials and Type II for sheet materials.

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

a. Aeroflex USA Inc.; Aerocel.
b. Armacell LLC; AP Armaflex.
c. RBX Corporation; Insul-Sheet 1800 and Insul-Tube 180.

G. Mineral-Fiber, Pipe and Tank Insulation: Mineral or glass fibers bonded with a thermosetting resin. Semirigid board material with factory-applied ASJ complying with ASTM C 1393, Type II or Type IIIA Category 2, or with properties similar to ASTM C 612, Type IB. Nominal density is 2.5 lb/cu. ft. (40 kg/cu. m) or more. Thermal conductivity (k-value) at 100 deg F (55 deg C) is 0.29 Btu x in./h x sq. ft. x deg F (0.042 W/m x K) or less. Factory-applied jacket requirements are specified in "Factory-Applied Jackets" Article.

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

a. CertainTeed Corp.; CrimpWrap.
b. Johns Manville; MicroFlex.
c. Knauf Insulation; Pipe and Tank Insulation.
d. Manson Insulation Inc.; AK Flex.
e. Owens Corning; Fiberglas Pipe and Tank Insulation.

2.2 FACTORY-APPLIED JACKETS

A. Insulation system schedules indicate factory-applied jackets on various applications. When factory-applied jackets are indicated, comply with the following:

1. ASJ: White, kraft-paper, fiberglass-reinforced scrim with aluminum-foil backing; complying with ASTM C 1136, Type I.
2. ASJ-SSL: ASJ with self-sealing, pressure-sensitive, acrylic-based adhesive covered by a removable protective strip; complying with ASTM C 1136, Type I.

2.3 SECUREMENTS

A. Aluminum Bands: ASTM B 209 (ASTM B 209M), Alloy 3003, 3005, 3105, or 5005; Temper H-14, 0.020 inch (0.51 mm) thick, 1/2 inch (13 mm) wide with wing or closed seal.

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

a. Childers Products; Bands.
b. PABCO Metals Corporation; Bands.
c. RPR Products, Inc.; Bands.

B. Insulation Pins and Hangers:

1. Metal, Adhesively Attached, Perforated-Base Insulation Hangers: Baseplate welded to projecting spindle that is capable of holding insulation, of thickness indicated, securely in position indicated when self-locking washer is in place. Comply with the following requirements:

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

1) AGM Industries, Inc.; Tactoo Insul-Hangers, Series T.
2) GEMCO; Perforated Base.
3) Midwest Fasteners, Inc.; Spindle.

b. Baseplate: Perforated, galvanized carbon-steel sheet, 0.030 inch (0.76 mm) thick by 2 inches (50 mm) square.
c. Spindle: Copper- or zinc-coated, low carbon steel, fully annealed, 0.106-inch- (2.6-mm-) diameter shank, length to suit depth of insulation indicated.
d. Adhesive: Recommended by hanger manufacturer. Product with demonstrated capability to bond insulation hanger securely to substrates indicated without damaging insulation, hangers, and substrates.

2.4 CORNER ANGLES

A. PVC Corner Angles: 30 mils (0.8 mm) thick, minimum 1 by 1 inch (25 by 25 mm), PVC according to ASTM D 1784, Class 16354-C. White or color-coded to match adjacent surface.

PART 3 - EXECUTION

3.1 PREPARATION

A. Surface Preparation: Clean and dry surfaces to receive insulation. Remove materials that will adversely affect insulation application.

B. Coordinate insulation installation with the trade installing heat tracing. Comply with requirements for heat tracing that apply to insulation.

3.2 GENERAL INSTALLATION REQUIREMENTS

A. Install insulation materials, accessories, and finishes with smooth, straight, and even surfaces; free of voids throughout the length of equipment and piping including fittings, valves, and specialties.

B. Install insulation materials, forms, vapor barriers or retarders, jackets, and thicknesses required for each item of equipment and pipe system as specified in insulation system schedules.

C. Install accessories compatible with insulation materials and suitable for the service. Install accessories that do not corrode, soften, or otherwise attack insulation or jacket in either wet or dry state.

D. Install insulation with longitudinal seams at top and bottom of horizontal runs.

E. Install multiple layers of insulation with longitudinal and end seams staggered.

F. Do not weld brackets, clips, or other attachment devices to piping, fittings, and specialties.

G. Keep insulation materials dry during application and finishing.

H. Install insulation with tight longitudinal seams and end joints. Bond seams and joints with adhesive recommended by insulation material manufacturer.

I. Install insulation with least number of joints practical.

J. Where vapor barrier is indicated, seal joints, seams, and penetrations in insulation at hangers, supports, anchors, and other projections with vapor-barrier mastic.

1. Install insulation continuously through hangers and around anchor attachments.
2. For insulation application where vapor barriers are indicated, extend insulation on anchor legs from point of attachment to supported item to point of attachment to structure. Taper and seal ends at attachment to structure with vapor-barrier mastic.
3. Install insert materials and install insulation to tightly join the insert. Seal insulation to insulation inserts with adhesive or sealing compound recommended by insulation material manufacturer.
4. Cover inserts with jacket material matching adjacent pipe insulation. Install shields over jacket, arranged to protect jacket from tear or puncture by hanger, support, and shield.

K. Install insulation with factory-applied jackets as follows:

1. Draw jacket tight and smooth.
2. Cover circumferential joints with 3-inch- (75-mm-) wide strips, of same material as insulation jacket. Secure strips with adhesive and outward clinching staples along both edges of strip, spaced 4 inches (100 mm) o.c.

3. Overlap jacket longitudinal seams at least 1-1/2 inches (38 mm). Install insulation with longitudinal seams at bottom of pipe. Clean and dry surface to receive self-sealing lap. Staple laps with outward clinching staples along edge at 4 inches (100 mm) o.c.

    a. For below ambient services, apply vapor-barrier mastic over staples.

4. Cover joints and seams with tape as recommended by insulation material manufacturer to maintain vapor seal.
5. Where vapor barriers are indicated, apply vapor-barrier mastic on seams and joints and at ends adjacent to pipe flanges and fittings.

L. Cut insulation in a manner to avoid compressing insulation more than 75 percent of its nominal thickness.

M. Finish installation with systems at operating conditions. Repair joint separations and cracking due to thermal movement.

N. Repair damaged insulation facings by applying same facing material over damaged areas. Extend patches at least 4 inches (100 mm) beyond damaged areas. Adhere, staple, and seal patches similar to butt joints.

O. For above ambient services, do not install insulation to the following:

1. Vibration-control devices.
2. Testing agency labels and stamps.
3. Nameplates and data plates.
4. Manholes.
5. Handholes.
6. Cleanouts.

3.3 PENETRATIONS

A. Insulation Installation at Roof Penetrations: Install insulation continuously through roof penetrations.

1. Seal penetrations with flashing sealant.
2. For applications requiring only indoor insulation, terminate insulation above roof surface and seal with joint sealant. For applications requiring indoor and outdoor insulation, install insulation for outdoor applications tightly joined to indoor insulation ends. Seal joint with joint sealant.
3. Extend jacket of outdoor insulation outside roof flashing at least 2 inches (50 mm) below top of roof flashing.
4. Seal jacket to roof flashing with flashing sealant.

B. Insulation Installation at Underground Exterior Wall Penetrations: Terminate insulation flush with sleeve seal. Seal terminations with flashing sealant.

C. Insulation Installation at Aboveground Exterior Wall Penetrations: Install insulation continuously through wall penetrations.

1. Seal penetrations with flashing sealant.
2. For applications requiring only indoor insulation, terminate insulation inside wall surface and seal with joint sealant. For applications requiring indoor and outdoor insulation, install insulation for outdoor applications tightly joined to indoor insulation ends. Seal joint with joint sealant.
3. Extend jacket of outdoor insulation outside wall flashing and overlap wall flashing at least 2 inches (50 mm).
4. Seal jacket to wall flashing with flashing sealant.

D. Insulation Installation at Interior Wall and Partition Penetrations (That Are Not Fire Rated): Install insulation continuously through walls and partitions.

E. Insulation Installation at Fire-Rated Wall and Partition Penetrations: Install insulation continuously through penetrations of fire-rated walls and partitions.

1. Comply with requirements in Division 07 Section "Penetration Firestopping" for firestopping and fire-resistive joint sealers.

F. Insulation Installation at Floor Penetrations:

1. Pipe: Install insulation continuously through floor penetrations.
2. Seal penetrations through fire-rated assemblies. Comply with requirements in Division 07 Section "Penetration Firestopping."

3.4 GENERAL PIPE INSULATION INSTALLATION

A. Requirements in this article generally apply to all insulation materials except where more specific requirements are specified in various pipe insulation material installation articles.

B. Insulation Installation on Fittings, Valves, Strainers, Flanges, and Unions:

1. Install insulation over fittings, valves, strainers, flanges, unions, and other specialties with continuous thermal and vapor-retarder integrity, unless otherwise indicated.
2. Insulate pipe elbows using preformed fitting insulation or mitered fittings made from same material and density as adjacent pipe insulation. Each piece shall be butted tightly against adjoining piece and bonded with adhesive. Fill joints, seams, voids, and irregular surfaces with insulating cement finished to a smooth, hard, and uniform contour that is uniform with adjoining pipe insulation.
3. Insulate tee fittings with preformed fitting insulation or sectional pipe insulation of same material and thickness as used for adjacent pipe. Cut sectional pipe insulation to fit. Butt each section closely to the next and hold in place with tie wire. Bond pieces with adhesive.
4. Insulate valves using preformed fitting insulation or sectional pipe insulation of same material, density, and thickness as used for adjacent pipe. Overlap adjoining pipe insulation by not less than two times the thickness of pipe insulation, or one pipe diameter, whichever is thicker. For valves, insulate up to and including the bonnets, valve stuffing-box studs, bolts, and nuts. Fill joints, seams, and irregular surfaces with insulating cement.
5. Insulate strainers using preformed fitting insulation or sectional pipe insulation of same material, density, and thickness as used for adjacent pipe. Overlap adjoining pipe

insulation by not less than two times the thickness of pipe insulation, or one pipe diameter, whichever is thicker. Fill joints, seams, and irregular surfaces with insulating cement. Insulate strainers so strainer basket flange or plug can be easily removed and replaced without damaging the insulation and jacket. Provide a removable reusable insulation cover. For below ambient services, provide a design that maintains vapor barrier.

6. Insulate flanges and unions using a section of oversized preformed pipe insulation. Overlap adjoining pipe insulation by not less than two times the thickness of pipe insulation, or one pipe diameter, whichever is thicker.
7. Cover segmented insulated surfaces with a layer of finishing cement and coat with a mastic. Install vapor-barrier mastic for below ambient services and a breather mastic for above ambient services. Reinforce the mastic with fabric-reinforcing mesh. Trowel the mastic to a smooth and well-shaped contour.
8. For services not specified to receive a field-applied jacket except for flexible elastomeric and polyolefin, install fitted PVC cover over elbows, tees, strainers, valves, flanges, and unions. Terminate ends with PVC end caps. Tape PVC covers to adjoining insulation facing using PVC tape.
9. Stencil or label the outside insulation jacket of each union with the word "UNION." Match size and color of pipe labels.

C. Insulate instrument connections for thermometers, pressure gages, pressure temperature taps, test connections, flow meters, sensors, switches, and transmitters on insulated pipes, vessels, and equipment. Shape insulation at these connections by tapering it to and around the connection with insulating cement and finish with finishing cement, mastic, and flashing sealant.

D. Install removable insulation covers at locations indicated. Installation shall conform to the following:

1. Make removable flange and union insulation from sectional pipe insulation of same thickness as that on adjoining pipe. Install same insulation jacket as adjoining pipe insulation.
2. When flange and union covers are made from sectional pipe insulation, extend insulation from flanges or union long at least two times the insulation thickness over adjacent pipe insulation on each side of flange or union. Secure flange cover in place with stainless-steel or aluminum bands. Select band material compatible with insulation and jacket.
3. Construct removable valve insulation covers in same manner as for flanges except divide the two-part section on the vertical center line of valve body.
4. When covers are made from block insulation, make two halves, each consisting of mitered blocks wired to stainless-steel fabric. Secure this wire frame, with its attached insulation, to flanges with tie wire. Extend insulation at least 2 inches (50 mm) over adjacent pipe insulation on each side of valve. Fill space between flange or union cover and pipe insulation with insulating cement. Finish cover assembly with insulating cement applied in two coats. After first coat is dry, apply and trowel second coat to a smooth finish.
5. Unless a PVC jacket is indicated in field-applied jacket schedules, finish exposed surfaces with a metal jacket.

3.5 FLEXIBLE ELASTOMERIC INSULATION INSTALLATION

A. Seal longitudinal seams and end joints with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

B. Insulation Installation on Pipe Flanges:

1. Install pipe insulation to outer diameter of pipe flange.
2. Make width of insulation section same as overall width of flange and bolts, plus twice the thickness of pipe insulation.
3. Fill voids between inner circumference of flange insulation and outer circumference of adjacent straight pipe segments with cut sections of sheet insulation of same thickness as pipe insulation.
4. Secure insulation to flanges and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

C. Insulation Installation on Pipe Fittings and Elbows:

1. Install mitered sections of pipe insulation.
2. Secure insulation materials and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

D. Insulation Installation on Valves and Pipe Specialties:

1. Install preformed valve covers manufactured of same material as pipe insulation when available.
2. When preformed valve covers are not available, install cut sections of pipe and sheet insulation to valve body. Arrange insulation to permit access to packing and to allow valve operation without disturbing insulation.
3. Install insulation to flanges as specified for flange insulation application.
4. Secure insulation to valves and specialties and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

3.6 MINERAL-FIBER INSULATION INSTALLATION

A. Insulation Installation on Straight Pipes and Tubes:

1. Secure each layer of preformed pipe insulation to pipe with wire or bands and tighten bands without deforming insulation materials.
2. Where vapor barriers are indicated, seal longitudinal seams, end joints, and protrusions with vapor-barrier mastic and joint sealant.
3. For insulation with factory-applied jackets on above ambient surfaces, secure laps with outward clinched staples at 6 inches (150 mm) o.c.
4. For insulation with factory-applied jackets on below ambient surfaces, do not staple longitudinal tabs but secure tabs with additional adhesive as recommended by insulation material manufacturer and seal with vapor-barrier mastic and flashing sealant.

B. Insulation Installation on Pipe Flanges:

1. Install preformed pipe insulation to outer diameter of pipe flange.
2. Make width of insulation section same as overall width of flange and bolts, plus twice the thickness of pipe insulation.
3. Fill voids between inner circumference of flange insulation and outer circumference of adjacent straight pipe segments with mineral-fiber blanket insulation.
4. Install jacket material with manufacturer's recommended adhesive, overlap seams at least 1 inch (25 mm), and seal joints with flashing sealant.

C. Insulation Installation on Pipe Fittings and Elbows:

1. Install preformed sections of same material as straight segments of pipe insulation when available.
2. When preformed insulation elbows and fittings are not available, install mitered sections of pipe insulation, to a thickness equal to adjoining pipe insulation. Secure insulation materials with wire or bands.

D. Insulation Installation on Valves and Pipe Specialties:

1. Install preformed sections of same material as straight segments of pipe insulation when available.
2. When preformed sections are not available, install mitered sections of pipe insulation to valve body.
3. Arrange insulation to permit access to packing and to allow valve operation without disturbing insulation.
4. Install insulation to flanges as specified for flange insulation application.

3.7 PIPING INSULATION SCHEDULE, GENERAL

A. Acceptable preformed pipe and tubular insulation materials and thicknesses are identified for each piping system and pipe size range. If more than one material is listed for a piping system, selection from materials listed is Contractor's option.

B. Items Not Insulated: Unless otherwise indicated, do not install insulation on the following:

1. Drainage piping located in crawl spaces.
2. Underground piping.
3. Chrome-plated pipes and fittings unless there is a potential for personnel injury.

3.8 INDOOR PIPING INSULATION SCHEDULE

A. Domestic Hot and Recirculated Hot Water, 105° F to 140° F: Insulation shall be one of the following:

1. NPS 1-1/4 (DN 32) and Smaller: Insulation shall be one of the following:

a. Flexible Elastomeric: 1 inch (25 mm) thick.
b. Mineral-Fiber, Preformed Pipe Insulation, Type I: 1 inch (25 mm) thick.

2. NPS 1-1/2 (DN 40) and Larger: Insulation shall be one of the following:

a. Flexible Elastomeric: 1-1/2 inches (38 mm) thick.
b. Mineral-Fiber, Preformed Pipe Insulation, Type I: 1-1/2 inches (38 mm) thick.

B. Domestic Hot and Recirculated Hot Water, 141° F to 200° F: Insulation shall be one of the following:

1. NPS 1-1/4 (DN 32) and Smaller: Insulation shall be one of the following:

a. Flexible Elastomeric: 1-1/2 inches (38 mm) thick.
b. Mineral-Fiber, Preformed Pipe Insulation, Type I: 1-1/2 inches (38 mm) thick.

2. NPS 1-1/2 (DN 40) and Larger: Insulation shall be one of the following:

a. Flexible Elastomeric: 2 inches (50 mm) thick.
b. Mineral-Fiber, Preformed Pipe Insulation, Type I: 2 inches (50 mm) thick.

C. Domestic Cold Water (Potable): Insulation shall be one of the following:

1. Flexible Elastomeric: copper 1 inch (25 mm) thick: 1/2” for CPVC in un-conditioned space.
2. Mineral-Fiber, Preformed Pipe Insulation, Type I: Copper 1 inch (25 mm) thick: 1/2" for CPVC in un-conditioned space.

D. Stormwater and Overflow: Insulation shall be one of the following on horizontal pipe:

1. Flexible Elastomeric: 1 inch (25 mm) thick.
2. Mineral-Fiber, Preformed Pipe Insulation, Type I: 1 inch (25 mm) thick.

E. Roof Drain and Overflow Drain Bodies: Insulation shall be one of the following:

1. Flexible Elastomeric: 1 inch (25 mm) thick.
2. Mineral-Fiber, Preformed Pipe Insulation, Type I: 1 inch (25 mm) thick.

END OF SECTION 220700

SECTION 221116 - DOMESTIC WATER PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Under-building slab and aboveground domestic water pipes, tubes, fittings, and specialties inside the building.
2. Specialty valves.
3. Flexible connectors.
4. Water meters furnished by utility company for installation by Contractor.
5. Escutcheons.
6. Sleeves and sleeve seals.

B. Related Section:

1. Division 22 Sections for water-service piping outside the building from source to the point where water-service piping enters the building.

1.2 PERFORMANCE REQUIREMENTS

A. Seismic Performance: Domestic water piping and support and installation shall withstand effects of earthquake motions determined according to ASCE/SEI 7.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Field quality-control reports.

1.4 QUALITY ASSURANCE

A. Piping materials shall bear label, stamp, or other markings of specified testing agency.

B. Comply with NSF 14 for plastic, potable domestic water piping and components. Include marking "NSF-pw" on piping.

C. Comply with NSF 61 for potable domestic water piping and components.

PART 2 - PRODUCTS

2.1 PIPING MATERIALS

A. Comply with requirements in "Piping Schedule" Article for applications of pipe, tube, fitting materials, and joining methods for specific services, service locations, and pipe sizes.

2.2 COPPER TUBE AND FITTINGS

A. Hard Copper Tube: ASTM B 88, Type L water tube, drawn temper.

1. Cast-Copper Solder-Joint Fittings: ASME B16.18, pressure fittings.
2. Wrought-Copper Solder-Joint Fittings: ASME B16.22, wrought-copper pressure fittings.
3. Bronze Flanges: ASME B16.24, Class 150, with solder-joint ends.
4. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces, and solder-joint or threaded ends.

B. Soft Copper Tube: ASTM B 88, Type K water tube, annealed temper.

1. Copper Solder-Joint Fittings: ASME B16.22, wrought-copper pressure fittings.

2.3 CPVC PIPING

A. CPVC Pipe: ASTM F 441/F 441M, Schedule 40 and Schedule 80.

1. CPVC Socket Fittings: ASTM F 438 for Schedule 40 and ASTM F 439 for Schedule 80.
2. CPVC Threaded Fittings: ASTM F 437, Schedule 80.

B. CPVC Piping System: ASTM D 2846/D 2846M, SDR 11, pipe and socket fittings.

C. CPVC Tubing System: ASTM D 2846/D 2846M, SDR 11, tube and socket fittings.

2.4 PIPING JOINING MATERIALS

A. Pipe-Flange Gasket Materials: AWWA C110, rubber, flat face, 1/8 inch thick or ASME B16.21, nonmetallic and asbestos free, unless otherwise indicated; full-face or ring type unless otherwise indicated.

B. Metal, Pipe-Flange Bolts and Nuts: ASME B18.2.1, carbon steel unless otherwise indicated.

C. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

D. Brazing Filler Metals: AWS A5.8/A5.8M, BCuP Series, copper-phosphorus alloys for general-duty brazing unless otherwise indicated.

E. Plastic, Pipe-Flange Gaskets, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.5 SPECIALTY VALVES

A. Comply with requirements in Division 22 Section "General-Duty Valves for Plumbing Piping" for general-duty metal valves.

B. Comply with requirements in Division 22 Section "Domestic Water Piping Specialties" for balancing valves, drain valves, backflow preventers, and vacuum breakers.

2.6 TRANSITION FITTINGS

A. Fitting-Type Transition Couplings: Manufactured piping coupling or specified piping system fitting.

B. Sleeve-Type Transition Coupling: AWWA C219.

C. Plastic-to-Metal Transition Fittings:

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

a. Charlotte Pipe and Foundry Company.
b. Harvel Plastics, Inc.
c. Spears Manufacturing Company.

2. Description: CPVC one-piece fitting with manufacturer's Schedule 80 equivalent dimensions; one end with threaded brass insert and one solvent-cement-socket or threaded end.

D. Plastic-to-Metal Transition Unions:

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

a. Colonial Engineering, Inc.
b. NIBCO INC.
c. Spears Manufacturing Company.

2. Description: CPVC four-part union. Include brass threaded end, solvent-cement-joint plastic end, rubber O-ring, and union nut.

2.7 DIELECTRIC FITTINGS

A. General Requirements: Assembly of copper alloy and ferrous materials or ferrous material body with separating nonconductive insulating material suitable for system fluid, pressure, and temperature.

B. Dielectric Unions:

1. Description:

a. Pressure Rating: 150 psig at 180 deg F.
b. End Connections: Solder-joint copper alloy and threaded ferrous.

C. Dielectric Flanges:

1. Description:

a. Factory-fabricated, bolted, companion-flange assembly.
b. Pressure Rating: 150 psig
c. End Connections: Solder-joint copper alloy and threaded ferrous; threaded solder-joint copper alloy and threaded ferrous.

D. Dielectric-Flange Kits:

1. Description:

a. Nonconducting materials for field assembly of companion flanges.
b. Pressure Rating: 150 psig
c. Gasket: Neoprene or phenolic.
d. Bolt Sleeves: Phenolic or polyethylene.
e. Washers: Phenolic with steel backing washers.

E. Dielectric Couplings:

1. Description:

a. Galvanized-steel coupling.
b. Pressure Rating: 300 psig at 225 deg F
c. End Connections: Female threaded.
d. Lining: Inert and noncorrosive, thermoplastic.

F. Dielectric Nipples:

1. Description:

a. Electroplated steel nipple complying with ASTM F 1545.
b. Pressure Rating: 300 psig at 225 deg F
c. End Connections: Male threaded or grooved.
d. Lining: Inert and noncorrosive, propylene.

2.8 FLEXIBLE CONNECTORS

A. Bronze-Hose Flexible Connectors: Corrugated-bronze tubing with bronze wire-braid covering and ends brazed to inner tubing.

1. Working-Pressure Rating: Minimum 250 psig.
2. End Connections NPS 2 and Smaller: Threaded copper pipe or plain-end copper tube.
3. End Connections NPS 2-1/2 and Larger: Flanged copper alloy.

B. Stainless-Steel-Hose Flexible Connectors: Corrugated-stainless-steel tubing with stainless-steel wire-braid covering and ends welded to inner tubing.

1. Working-Pressure Rating: Minimum 250 psig.
2. End Connections NPS 2 and Smaller: Threaded steel-pipe nipple.
3. End Connections NPS 2-1/2 and Larger: Flanged steel nipple.

2.9 ESCUTCHEONS

A. General: Manufactured ceiling, floor, and wall escutcheons and floor plates.

B. One Piece, Cast Brass: Polished, chrome-plated finish with setscrews.

C. One Piece, Deep Pattern: Deep-drawn, box-shaped brass with chrome-plated finish.

D. One Piece, Stamped Steel: Chrome-plated finish with setscrew or spring clips.

E. Split Casting, Cast Brass: Polished, chrome-plated or rough-brass finish with concealed hinge and setscrew.

F. Split Plate, Stamped Steel: Chrome-plated finish with exposed-rivet hinge, setscrew or spring clips.

G. One-Piece Floor Plates: Cast-iron flange with holes for fasteners.

H. Split-Casting Floor Plates: Cast brass with concealed hinge.

2.10 SLEEVES

A. Cast-Iron Wall Pipes: Fabricated of cast iron, and equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop unless otherwise indicated.

B. Galvanized-Steel-Sheet Sleeves: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.

C. PVC-Pipe Sleeves: ASTM D 1785, Schedule 40.

D. Galvanized-Steel-Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, zinc-coated, with plain ends.

E. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.

1. Underdeck Clamp: Clamping ring with setscrews.

2.11 SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, used to fill annular space between pipe and sleeve.

1. Sealing Elements: EPDM-rubber interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.

2. Pressure Plates: Stainless steel.
3. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements.

2.12 GROUT

A. Standard: ASTM C 1107, Grade B, post-hardening and volume-adjusting, dry, hydraulic-cement grout.

B. Characteristics: Nonshrink; recommended for interior and exterior applications.

C. Design Mix: 5000-psi, 28-day compressive strength.

D. Packaging: Premixed and factory packaged.

PART 3 - EXECUTION

3.1 PIPING INSTALLATION

A. Drawing plans, schematics, and diagrams indicate general location and arrangement of domestic water piping. Indicated locations and arrangements are used to size pipe and calculate friction loss, expansion, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

B. Install copper tubing under building slab according to CDA's "Copper Tube Handbook."

C. Install shutoff valve, hose-end drain valve, strainer, pressure gage, and test tee with valve, inside the building at each domestic water service entrance. Comply with requirements in Division 22 Sections for pressure gages and Division 22 Section "Domestic Water Piping Specialties" for drain valves and strainers.

D. Install shutoff valve immediately upstream of each dielectric fitting.

E. Install water-pressure-reducing valves downstream from shutoff valves. Comply with requirements in Division 22 Section "Domestic Water Piping Specialties" for pressure-reducing valves.

F. Install domestic water piping level without pitch and plumb.

G. Rough-in domestic water piping for water-meter installation according to utility company's requirements.

H. Install piping concealed from view and protected from physical contact by building occupants unless otherwise indicated and except in equipment rooms and service areas.

I. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

J. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal, and coordinate with other services occupying that space.

K. Install piping adjacent to equipment and specialties to allow service and maintenance.

L. Install piping to permit valve servicing.

M. Install nipples, unions, special fittings, and valves with pressure ratings the same as or higher than system pressure rating used in applications below unless otherwise indicated.

N. Install piping free of sags and bends.

O. Install fittings for changes in direction and branch connections.

P. Install unions in copper tubing at final connection to each piece of equipment, machine, and specialty.

Q. Install pressure gages on suction and discharge piping from each plumbing pump and packaged booster pump. Comply with requirements in Division 22 Sections for pressure gages.

R. Install thermostats in hot-water circulation piping. Comply with requirements in Division 22 Sections for thermostats.

S. Install thermometers on outlet piping from each water heater. Comply with requirements in Division 22 Sections for thermometers.

3.2 JOINT CONSTRUCTION

A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

B. Remove scale, slag, dirt, and debris from inside and outside of pipes, tubes, and fittings before assembly.

C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply appropriate tape or thread compound to external pipe threads.
2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged.

D. Brazed Joints: Join copper tube and fittings according to CDA's "Copper Tube Handbook," "Brazed Joints" Chapter.

E. Soldered Joints: Apply ASTM B 813, water-flushable flux to end of tube. Join copper tube and fittings according to ASTM B 828 or CDA's "Copper Tube Handbook."

F. Flanged Joints: Select appropriate asbestos-free, nonmetallic gasket material in size, type, and thickness suitable for domestic water service. Join flanges with gasket and bolts according to ASME B31.9.

G. Plastic Piping Solvent-Cement Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:

1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements. Apply primer.
2. CPVC Piping: Join according to ASTM D 2846/D 2846M Appendix.

H. Dissimilar-Material Piping Joints: Make joints using adapters compatible with materials of both piping systems.

3.3 VALVE INSTALLATION

A. General-Duty Valves: Comply with requirements in Division 22 Section "General-Duty Valves for Plumbing Piping" for valve installations.

B. Install shutoff valve close to water main on each branch and riser serving plumbing fixtures or equipment, on each water supply to equipment, and on each water supply to plumbing fixtures that do not have supply stops. Use ball or gate valves for piping NPS 2 and smaller. Use butterfly or gate valves for piping NPS 2-1/2 and larger.

C. Install drain valves for equipment at base of each water riser, at low points in horizontal piping, and where required to drain water piping. Drain valves are specified in Division 22 Section "Domestic Water Piping Specialties."

1. Hose-End Drain Valves: At low points in water mains, risers, and branches.
2. Stop-and-Waste Drain Valves: Instead of hose-end drain valves where indicated.

3.4 TRANSITION FITTING INSTALLATION

A. Install transition couplings at joints of dissimilar piping.

B. Transition Fittings in Underground Domestic Water Piping:

1. NPS 1-1/2 and Smaller: Fitting-type coupling.
2. NPS 2 and Larger: Sleeve-type coupling.

3.5 DIELECTRIC FITTING INSTALLATION

A. Install dielectric fittings in piping at connections of dissimilar metal piping and tubing.

B. Dielectric Fittings for NPS 2 and Smaller: Use dielectric couplings or nipples.

C. Dielectric Fittings for NPS 2-1/2 to NPS 4: Use dielectric flange kits.

D. Dielectric Fittings for NPS 5 to NPS 6: Use dielectric flange kits.

3.6 FLEXIBLE CONNECTOR INSTALLATION

A. Install flexible connectors in suction and discharge piping connections to each domestic water pump and in suction and discharge manifold connections to each domestic water booster pump.

B. Install bronze-hose flexible connectors in copper domestic water tubing.

C. Install stainless-steel-hose flexible connectors in steel domestic water piping.

3.7 WATER METER INSTALLATION

A. Rough-in domestic water piping for water meter installation , and install water meters according to utility company's requirements.

3.8 HANGER AND SUPPORT INSTALLATION

A. Comply with requirements in Division 22 Sections for pipe hanger and support products and installation.

1. Vertical Piping: MSS Type 8 or 42, clamps.
2. Individual, Straight, Horizontal Piping Runs:
    a. 100 Feet and Less: MSS Type 1, adjustable, steel clevis hangers.
    b. Longer Than 100 Feet: MSS Type 43, adjustable roller hangers.
3. Base of Vertical Piping: MSS Type 52, spring hangers.

B. Support vertical piping and tubing at base and at each floor.

C. Rod diameter may be reduced one size for double-rod hangers, to a minimum of 3/8 inch.

D. Install hangers for copper tubing with the following maximum horizontal spacing and minimum rod diameters:

1. NPS 3/4 and Smaller: 60 inches with 3/8-inch rod.
2. NPS 1 and NPS 1-1/4: 72 inches with 3/8-inch rod.
3. NPS 1-1/2 and NPS 2: 96 inches with 3/8-inch rod.
4. NPS 2-1/2: 108 inches with 1/2-inch rod.
5. NPS 3 to NPS 5: 10 feet with 1/2-inch rod.

E. Install supports for vertical copper tubing every 10 feet.

F. Install vinyl-coated hangers for CPVC piping with the following maximum horizontal spacing and minimum rod diameters:

1. NPS 1 and Smaller: 36 inches with 3/8-inch rod.
2. NPS 1-1/4 to NPS 2: 48 inches with 3/8-inch rod.
3. NPS 2-1/2 to NPS 3-1/2: 48 inches with 1/2-inch rod.
4. NPS 4 and NPS 5: 48 inches with 5/8-inch rod.
5. NPS 6: 48 inches with 3/4-inch rod.

6. NPS 8: 48 inches with 7/8-inch rod.

G. Install supports for vertical CPVC piping every 60 inches for NPS 1 and smaller, and every 72 inches for NPS 1-1/4 and larger.

H. Support piping and tubing not listed in this article according to MSS SP-69 and manufacturer's written instructions.

3.9 CONNECTIONS

A. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Install piping adjacent to equipment and machines to allow service and maintenance.

C. Connect domestic water piping to exterior water-service piping. Use transition fitting to join dissimilar piping materials.

D. Connect domestic water piping to water-service piping with shutoff valve; extend and connect to the following:

1. Water Heaters: Cold-water inlet and hot-water outlet piping in sizes indicated, but not smaller than sizes of water heater connections.
2. Plumbing Fixtures: Cold- and hot-water supply piping in sizes indicated, but not smaller than required by plumbing code. Comply with requirements in Division 22 plumbing fixture Sections for connection sizes.
3. Equipment: Cold- and hot-water supply piping as indicated, but not smaller than equipment connections. Provide shutoff valve and union for each connection. Use flanges instead of unions for NPS 2-1/2 and larger.

3.10 ESCUTCHEON INSTALLATION

A. Install escutcheons for penetrations of walls, ceilings, and floors.

B. Escutcheons for New Piping:

1. Piping with Fitting or Sleeve Protruding from Wall: One piece, deep pattern.
2. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One piece, stamped steel with set screw or spring clips.
3. Bare Piping at Ceiling Penetrations in Finished Spaces: One piece or split casting, cast brass with polished chrome-plated finish.
4. Bare Piping in Unfinished Service Spaces: One piece, cast brass with polished chrome-plated finish.
5. Bare Piping in Equipment Rooms: One piece, stamped steel with set screw or spring clips.
6. Bare Piping at Floor Penetrations in Equipment Rooms: One-piece floor plate.

3.11 SLEEVE INSTALLATION

A. General Requirements: Install sleeves for pipes and tubes passing through penetrations in floors, partitions, roofs, and walls.

B. Sleeves are not required for core-drilled holes.

C. Permanent sleeves are not required for holes formed by removable PE sleeves.

D. Cut sleeves to length for mounting flush with both surfaces unless otherwise indicated.

E. Install sleeves in new partitions, slabs, and walls as they are built.

F. For interior wall penetrations, seal annular space between sleeve and pipe or pipe insulation using joint sealants appropriate for size, depth, and location of joint. Comply with requirements in Division 7 Section "Joint Sealants" for joint sealants.

G. For exterior wall penetrations above grade, seal annular space between sleeve and pipe using joint sealants appropriate for size, depth, and location of joint. Comply with requirements in Division 7 Section "Joint Sealants" for joint sealants.

H. For exterior wall penetrations below grade, seal annular space between sleeve and pipe using sleeve seals specified in this Section.

I. Seal space outside of sleeves in concrete slabs and walls with grout.

J. Install sleeves that are large enough to provide 1/4-inch annular clear space between sleeve and pipe or pipe insulation unless otherwise indicated.

K. Install sleeve materials according to the following applications:

1. Sleeves for Piping Passing through Concrete Floor Slabs: Steel pipe.
2. Sleeves for Piping Passing through Concrete Floor Slabs of Mechanical Equipment Areas or Other Wet Areas: Stack sleeve fittings.

    a. Extend sleeves 2 inches above finished floor level.
    b. For pipes penetrating floors with membrane waterproofing, extend cast-iron sleeve fittings below floor slab as required to secure clamping ring if ring is specified. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches above finished floor level. Comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim" for flashing.

3. Sleeves for Piping Passing through Gypsum-Board Partitions:

    a. PVC pipe sleeves for pipes smaller than NPS 6.
    b. Galvanized-steel sheet sleeves for pipes NPS 6 and larger.
    c. Exception: Sleeves are not required for water supply tubes and waste pipes for individual plumbing fixtures if escutcheons will cover openings.

4. Sleeves for Piping Passing through Concrete Roof Slabs: Steel pipe.
5. Sleeves for Piping Passing through Exterior Concrete Walls:

a. Steel pipe sleeves for pipes smaller than NPS 6.
b. Cast-iron wall pipe sleeves for pipes NPS 6 and larger.
c. Install sleeves that are large enough to provide 1-inch annular clear space between sleeve and pipe or pipe insulation when sleeve seals are used.

L. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Comply with requirements in Division 7 Section "Penetration Firestoping" for firestop materials and installations.

3.12 SLEEVE SEAL INSTALLATION

A. Install sleeve seals in sleeves in exterior concrete walls at water-service piping entries into building.

B. Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble sleeve seal components and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

3.13 FIELD QUALITY CONTROL

A. Perform tests and inspections.

B. Piping Inspections:

1. Do not enclose, cover, or put piping into operation until it has been inspected and approved by authorities having jurisdiction.
2. During installation, notify authorities having jurisdiction at least one day before inspection must be made. Perform tests specified below in presence of authorities having jurisdiction:

    a. Roughing-in Inspection: Arrange for inspection of piping before concealing or closing-in after roughing-in and before setting fixtures.
    b. Final Inspection: Arrange final inspection for authorities having jurisdiction to observe tests specified below and to ensure compliance with requirements.

3. Reinspection: If authorities having jurisdiction find that piping will not pass tests or inspections, make required corrections and arrange for reinspection.
4. Reports: Prepare inspection reports and have them signed by authorities having jurisdiction.

C. Piping Tests:

1. Fill domestic water piping. Check components to determine that they are not air bound and that piping is full of water.
2. Test for leaks and defects in new piping and parts of existing piping that have been altered, extended, or repaired. If testing is performed in segments, submit a separate report for each test, complete with diagram of portion of piping tested.

3. Leave new, altered, extended, or replaced domestic water piping uncovered and unconcealed until it has been tested and approved. Expose work that was covered or concealed before it was tested.
4. Cap and subject piping to static water pressure of 50 psig above operating pressure, without exceeding pressure rating of piping system materials. Isolate test source and allow to stand for four hours. Leaks and loss in test pressure constitute defects that must be repaired.
5. Repair leaks and defects with new materials and retest piping or portion thereof until satisfactory results are obtained.
6. Prepare reports for tests and for corrective action required.

D. Domestic water piping will be considered defective if it does not pass tests and inspections.

E. Prepare test and inspection reports.

3.14 CLEANING

A. Clean and disinfect potable domestic water piping as follows:

1. Purge new piping and parts of existing piping that have been altered, extended, or repaired before using.
2. Use purging and disinfecting procedures prescribed by authorities having jurisdiction; if methods are not prescribed, use procedures described in either AWWA C651 or AWWA C652 or follow procedures described below:

    a. Flush piping system with clean, potable water until dirty water does not appear at outlets.
    b. Fill and isolate system according to either of the following:

        1) Fill system or part thereof with water/chlorine solution with at least 50 ppm of chlorine. Isolate with valves and allow to stand for 24 hours.
        2) Fill system or part thereof with water/chlorine solution with at least 200 ppm of chlorine. Isolate and allow to stand for three hours.

    c. Flush system with clean, potable water until no chlorine is in water coming from system after the standing time.
    d. Submit water samples in sterile bottles to authorities having jurisdiction. Repeat procedures if biological examination shows contamination.

B. Prepare and submit reports of purging and disinfecting activities.

C. Clean interior of domestic water piping system. Remove dirt and debris as work progresses.

3.15 PIPING SCHEDULE

A. Transition and special fittings with pressure ratings at least equal to piping rating may be used in applications below unless otherwise indicated.

B. Flanges and unions may be used for aboveground piping joints unless otherwise indicated.

C. All piping in mechanical rooms, laundry, exposed installations and delivering water above 120 deg F shall be Type L copper.

D. Under-building-slab, domestic water, building service piping, NPS 3 and smaller, shall be the following:

1. Soft copper tube, ASTM B 88, Type K; wrought-copper solder-joint fittings; and brazed joints.

E. Under-building-slab, domestic water piping, NPS 2 and smaller, shall be the following:

1. Soft copper tube, ASTM B 88, Type L; wrought-copper solder-joint fittings; and brazed joints.

F. Aboveground domestic water piping, NPS 2 and smaller, shall be one of the following:

1. Hard copper tube, ASTM B 88, Type L; wrought- copper solder-joint fittings; and soldered joints.
2. CPVC Tubing System: CPVC tube; CPVC socket fittings; and solvent-cemented joints.

G. Aboveground domestic water piping, NPS 2-1/2 to NPS 4, shall be the following:

1. Hard copper tube, ASTM B 88, Type L; wrought-copper solder-joint fittings; and soldered joints.
2. CPVC, Schedule 80 pipe; CPVC, Schedule 80 socket fittings; and solvent-cemented joints.

3.16 VALVE SCHEDULE

A. Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:

1. Shutoff Duty: Use ball or gate valves for piping NPS 2 and smaller. Use butterfly, ball, or gate valves with flanged ends for piping NPS 2-1/2 and larger.
2. Throttling Duty: Use ball or globe valves for piping NPS 2 and smaller. Use butterfly or ball valves with flanged ends for piping NPS 2-1/2 and larger.
3. Hot-Water Circulation Piping, Balancing Duty: Memory-stop balancing valves.
4. Drain Duty: Hose-end drain valves.

B. Use check valves to maintain correct direction of domestic water flow to and from equipment.

C. Iron grooved-end valves may be used with grooved-end piping.

END OF SECTION 221116

SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following domestic water piping specialties:

1. Vacuum breakers.
2. Backflow preventers.
3. Strainers.
4. Drain valves.
5. Water hammer arresters.
6. Trap-seal primer valves.

1.2 PERFORMANCE REQUIREMENTS

A. Minimum Working Pressure for Domestic Water Piping Specialties: 125 psig, unless otherwise indicated.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Field quality-control test reports.

C. Operation and maintenance data.

1.4 QUALITY ASSURANCE

A. NSF Compliance:

1. Comply with NSF 14, "Plastics Piping Components and Related Materials," for plastic domestic water piping components.
2. Comply with NSF 61, "Drinking Water System Components - Health Effects; Sections 1 through 9."

PART 2 - PRODUCTS

2.1 VACUUM BREAKERS

A. Hose-Connection Vacuum Breakers:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

    a. Arrowhead Brass Products, Inc.
    b. Cash Acme.
    c. Conbraco Industries, Inc.
    d. Watts Industries, Inc.; Water Products Div.
    e. Woodford Manufacturing Company.
    f. Zurn Plumbing Products Group; Light Commercial Operation.
    g. Zurn Plumbing Products Group; Wilkins Div.

3. Standard: ASSE 1001.
4. Body: Bronze, nonremovable, with manual drain.
5. Outlet Connection: Garden-hose threaded complying with ASME B1.20.7.
6. Finish: Chrome or nickel plated.

2.2 BACKFLOW PREVENTERS

A. Reduced-Pressure-Principle Backflow Preventers:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

    a. Ames Co.
    b. Conbraco Industries, Inc.
    c. Watts Industries, Inc.; Water Products Div.
    d. Zurn Plumbing Products Group; Wilkins Div.

2.3 STRAINERS FOR DOMESTIC WATER PIPING

A. Y-Pattern Strainers:

1. Pressure Rating: 125 psig minimum, unless otherwise indicated.
2. Body: Bronze for NPS 2 and smaller; cast iron with interior lining complying with AWWA C550 or FDA-approved, epoxy coating and for NPS 2-1/2 and larger.
3. End Connections: Threaded for NPS 2 and smaller; flanged for NPS 2-1/2 and larger.
4. Screen: Stainless steel with round perforations, unless otherwise indicated.
5. Perforation Size:

    a. Strainers NPS 2 and Smaller: 0.033 inch.
    b. Strainers NPS 2-1/2 to NPS 4: 0.045 inch.

6. Drain: Factory-installed, hose-end drain valve.

2.4 DRAIN VALVES

A. Ball-Valve-Type, Hose-End Drain Valves:

1. Standard: MSS SP-110 for standard-port, two-piece ball valves.
2. Pressure Rating: 400-psig minimum CWP.
3. Size: NPS 3/4.
4. Body: Copper alloy.
5. Ball: Chrome-plated brass.
6. Seats and Seals: Replaceable.
7. Handle: Vinyl-covered steel.
8. Inlet: Threaded or solder joint.
9. Outlet: Threaded, short nipple with garden-hose thread complying with ASME B1.20.7 and cap with brass chain.

2.5 WATER HAMMER ARRESTERS

A. Water Hammer Arresters:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. AMTROL, Inc.
b. Josam Company.
c. PPP Inc.
d. Sioux Chief Manufacturing Company, Inc.
e. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
f. Tyler Pipe; Wade Div.
g. Watts Drainage Products Inc.
h. Zurn Plumbing Products Group; Specification Drainage Operation.

3. Standard: ASSE 1010 or PDI-WH 201.
4. Type: Metal bellows.
5. Size: ASSE 1010, Sizes AA and A through F or PDI-WH 201, Sizes A through F.

2.6 TRAP-SEAL PRIMER VALVES

A. Supply-Type, Trap-Seal Primer Valves:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. MIFAB, Inc.

b. PPP Inc.
c. Sioux Chief Manufacturing Company, Inc.
d. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
e. Watts Industries, Inc.; Water Products Div.

3. Standard: ASSE 1018.
4. Pressure Rating: 125 psig minimum.
5. Body: Bronze.
6. Inlet and Outlet Connections: NPS 1/2 threaded, union, or solder joint.
7. Gravity Drain Outlet Connection: NPS 1/2 threaded or solder joint.
8. Finish: Chrome plated, or rough bronze for units used with pipe or tube that is not chrome finished.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Refer to Division 22 Section "Basic Mechanical Materials and Methods" for piping joining materials, joint construction, and basic installation requirements.

B. Install backflow preventers in each water supply to mechanical equipment and systems and to other equipment and water systems that may be sources of contamination. Comply with authorities having jurisdiction.

1. Locate backflow preventers in same room as connected equipment or system.
2. Install drain for backflow preventers with atmospheric-vent drain connection with air-gap fitting, fixed air-gap fitting, or equivalent positive pipe separation of at least two pipe diameters in drain piping and pipe to floor drain. Locate air-gap device attached to or under backflow preventer. Simple air breaks are not acceptable for this application.
3. Do not install bypass piping around backflow preventers.

C. Install Y-pattern strainers for water on supply side of each control valve, water pressure-reducing valve, and pump.

D. Install water hammer arresters in water piping according to PDI-WH 201.

E. Install supply-type, trap-seal primer valves with outlet piping pitched down toward drain trap a minimum of 1 percent, and connect to floor-drain body, trap, or inlet fitting. Adjust valve for proper flow.

F. Piping installation requirements are specified in other Division 22 Sections. Drawings indicate general arrangement of piping and specialties.

G. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplate or sign on or near each of the following:

1. Intermediate atmospheric-vent backflow preventers.
2. Reduced-pressure-principle backflow preventers.
3. Double-check backflow-prevention assemblies.

4. Water pressure-reducing valves.
5. Primary, thermostatic, water mixing valves.
6. Supply-type, trap-seal primer valves.

H. Distinguish among multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations, in addition to identifying unit. Nameplates and signs are specified in Division 15 Section "Mechanical Identification."

3.2 FIELD QUALITY CONTROL

A. Perform the following tests and prepare test reports:

1. Test each reduced-pressure-principle backflow preventer according to authorities having jurisdiction and the device's reference standard.

B. Remove and replace malfunctioning domestic water piping specialties and retest as specified above.

END OF SECTION 221119

SECTION 221316 - SANITARY WASTE AND VENT PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following soil and waste, sanitary drainage and vent piping inside the building:

1. Pipe, tube, and fittings.
2. Special pipe fittings.

1.2 PERFORMANCE REQUIREMENTS

A. Components and installation shall be capable of withstanding the following minimum working pressure, unless otherwise indicated:

1. Soil, Waste, and Vent Piping: 10-foot head of water.

1.3 SUBMITTALS

A. Field quality-control inspection and test reports.

1.4 QUALITY ASSURANCE

A. Piping materials shall bear label, stamp, or other markings of specified testing agency.

B. Comply with NSF 14, "Plastics Piping Systems Components and Related Materials," for plastic piping components. Include marking with "NSF-dwv" for plastic drain, waste, and vent piping; and "NSF-drain" for plastic drain piping.

PART 2 - PRODUCTS

2.1 PIPING MATERIALS

A. Solid-Wall PVC Pipe: ASTM D 2665, solid-wall drain, waste, and vent.

1. PVC Socket Fittings: ASTM D 2665, socket type, made to ASTM D 3311, drain, waste, and vent patterns.
2. Solvent Cement and Adhesive Primer:

a. Use PVC solvent cement that has a VOC content of 510 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

b. Use adhesive primer that has a VOC content of 550 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

PART 3 - EXECUTION

3.1 PIPING APPLICATIONS

A. Special pipe fittings with pressure ratings at least equal to piping pressure ratings may be used in applications below, unless otherwise indicated.

B. Flanges and unions may be used on aboveground pressure piping, unless otherwise indicated.

C. Aboveground, soil, waste, and vent piping NPS 4 and smaller shall be any of the following:

1. Solid-wall PVC pipe, PVC socket fittings, and solvent-cemented joints.

D. Aboveground, soil, waste, and vent piping NPS 5 and larger shall be any of the following:

1. Solid-wall PVC pipe, PVC socket fittings, and solvent-cemented joints.

E. Underground, soil, waste, and vent piping NPS 4 and smaller shall be the following:

1. Solid-wall PVC pipe, PVC socket fittings, and solvent-cemented joints.

F. Underground, soil and waste Piping NPS 5 and larger shall be the following:

1. Solid-wall PVC pipe, PVC socket fittings, and solvent-cemented joints.

3.2 PIPING INSTALLATION

A. Sanitary sewer piping outside the building is specified by Civil Engineer.

B. Basic piping installation requirements are specified in Division 22 Section "Common Work Results for Plumbing."

C. Install cleanouts at grade and extend to where building sanitary drains connect to building sanitary sewers.

A. Install cast-iron sleeve with water stop and mechanical sleeve seal at each service pipe penetration through foundation wall. Select number of interlocking rubber links required to make installation watertight. Sleeves and mechanical sleeve seals are specified in Division 22 Section "Common Work Results for Plumbing."

B. Install wall penetration system at each service pipe penetration through foundation wall. Make installation watertight. Wall penetration systems are specified in Division 22 Section "Common Work Results for Plumbing."

C. Make changes in direction for soil and waste drainage and vent piping using appropriate branches, bends, and long-sweep bends. Sanitary tees and short-sweep 1/4 bends may be used

on vertical stacks if change in direction of flow is from horizontal to vertical. Use long-turn, double Y-branch and 1/8-bend fittings if 2 fixtures are installed back to back or side by side with common drain pipe. Straight tees, elbows, and crosses may be used on vent lines. Do not change direction of flow more than 90 degrees. Use proper size of standard increasers and reducers if pipes of different sizes are connected. Reducing size of drainage piping in direction of flow is prohibited.

D. Lay buried building drainage piping beginning at low point of each system. Install true to grades and alignment indicated, with unbroken continuity of invert. Place hub ends of piping upstream. Install required gaskets according to manufacturer's written instructions for use of lubricants, cements, and other installation requirements. Maintain swab in piping and pull past each joint as completed.

E. Install soil and waste drainage and vent piping at the following minimum slopes, unless otherwise indicated:

1. Building Sanitary Drain: 2 percent downward in direction of flow for piping NPS 3 and smaller; 1 percent downward in direction of flow for piping NPS 4 and larger.
2. Horizontal Sanitary Drainage Piping: 2 percent downward in direction of flow.
3. Vent Piping: 1 percent down toward vertical fixture vent or toward vent stack.

F. Sleeves are not required for cast-iron soil piping passing through concrete slabs-on-grade if slab is without membrane waterproofing.

G. Install PVC soil and waste drainage and vent piping according to ASTM D 2665.

H. Do not enclose, cover, or put piping into operation until it is inspected and approved by authorities having jurisdiction.

3.3 JOINT CONSTRUCTION

A. Basic piping joint construction requirements are specified in Division 22 Section "Common Work Results for Plumbing."

B. PVC Nonpressure Piping Joints: Join piping according to ASTM D 2665.

3.4 HANGER AND SUPPORT INSTALLATION

A. Pipe hangers and supports are specified in Division 22 Section "Hangers and Supports." Install the following:

1. Vertical Piping: MSS Type 8 or Type 42, clamps.
2. Individual, Straight, Horizontal Piping Runs: According to the following:

    a. 100 Feet and Less: MSS Type 1, adjustable, steel clevis hangers.
    b. Longer Than 100 Feet: MSS Type 43, adjustable roller hangers.
    c. Longer Than 100 Feet, if Indicated: MSS Type 49, spring cushion rolls.

3. Multiple, Straight, Horizontal Piping Runs 100 Feet or Longer: MSS Type 44, pipe rolls. Support pipe rolls on trapeze.

4. Base of Vertical Piping: MSS Type 52, spring hangers.

B. Install supports according to Division 22 Section "Hangers and Supports."

C. Support vertical piping and tubing at base and at each floor.

D. Rod diameter may be reduced 1 size for double-rod hangers, with 3/8-inch minimum rods.

E. Install hangers for PVC piping with the following maximum horizontal spacing and minimum rod diameters:

1. NPS 1-1/2 and NPS 2: 48 inches with 3/8-inch rod.
2. NPS 3: 48 inches with 1/2-inch rod.
3. NPS 4 and NPS 5: 48 inches with 5/8-inch rod.
4. NPS 6: 48 inches with 3/4-inch rod.

F. Install supports for vertical PVC piping every 48 inches.

G. Support piping and tubing not listed above according to MSS SP-69 and manufacturer's written instructions.

3.5 CONNECTIONS

A. Connect soil and waste piping to exterior sanitary sewerage piping. Use transition fitting to join dissimilar piping materials.

B. Connect drainage and vent piping to the following:

1. Plumbing Fixtures: Connect drainage piping in sizes indicated, but not smaller than required by plumbing code. Refer to Division 22 Section "Sanitary Waste Piping Specialties."
2. Plumbing Fixtures and Equipment: Connect atmospheric vent piping in sizes indicated, but not smaller than required by authorities having jurisdiction.
3. Plumbing Specialties: Connect drainage and vent piping in sizes indicated, but not smaller than required by plumbing code. Refer to Division 22 Section "Sanitary Waste Piping Specialties."
4. Equipment: Connect drainage piping as indicated. Provide shutoff valve, if indicated, and union for each connection. Use flanges instead of unions for connections NPS 2-1/2 and larger.

3.6 FIELD QUALITY CONTROL

A. During installation, notify authorities having jurisdiction at least 24 hours before inspection must be made. Perform tests specified below in presence of authorities having jurisdiction.

1. Roughing-in Inspection: Arrange for inspection of piping before concealing or closing-in after roughing-in and before setting fixtures.
2. Final Inspection: Arrange for final inspection by authorities having jurisdiction to observe tests specified below and to ensure compliance with requirements.

B. Reinspection: If authorities having jurisdiction find that piping will not pass test or inspection, make required corrections and arrange for reinspection.

C. Reports: Prepare inspection reports and have them signed by authorities having jurisdiction.

D. Test sanitary drainage and vent piping according to procedures of authorities having jurisdiction.

1. Repair leaks and defects with new materials and retest piping, or portion thereof, until satisfactory results are obtained.
2. Prepare reports for tests and required corrective action.

3.7 CLEANING

A. Clean interior of piping. Remove dirt and debris as work progresses.

B. Protect drains during remainder of construction period to avoid clogging with dirt and debris and to prevent damage from traffic and construction work.

C. Place plugs in ends of uncompleted piping at end of day and when work stops.

3.8 PROTECTION

A. Exposed PVC Piping: Protect plumbing vents exposed to sunlight with two coats of water-based latex paint.

END OF SECTION 221316

SECTION 221319 - SANITARY WASTE PIPING SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following sanitary drainage piping specialties:

1. Cleanouts.
2. Floor drains.
3. Roof flashing assemblies.
4. Miscellaneous sanitary drainage piping specialties.
5. Flashing materials.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, and accessories for grease interceptors.

1.3 QUALITY ASSURANCE

A. Drainage piping specialties shall bear label, stamp, or other markings of specified testing agency.

PART 2 - PRODUCTS

2.1 CLEANOUTS

A. Exposed Cast-Iron Cleanouts:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Josam Company; Josam Div.
b. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
c. Tyler Pipe; Wade Div.
d. Watts Drainage Products Inc.
e. Zurn Plumbing Products Group; Specification Drainage Operation.

2. Standard: ASME A112.36.2M for cast iron for cleanout test tee.
3. Size: Same as connected drainage piping
4. Body Material: Hub-and-spigot, cast-iron soil pipe T-branch or Hubless, cast-iron soil pipe test tee as required to match connected piping.
5. Closure: Countersunk or raised-head, brass plug.
6. Closure Plug Size: Same as or not more than one size smaller than cleanout size.

B. Cast-Iron Floor Cleanouts:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Josam Company; Josam Div.
b. Oatey.
c. Sioux Chief Manufacturing Company, Inc.
d. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
e. Tyler Pipe; Wade Div.
f. Watts Drainage Products Inc.
g. Zurn Plumbing Products Group; Light Commercial Operation.
h. Zurn Plumbing Products Group; Specification Drainage Operation.

C. Cast-Iron Wall Cleanouts:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Josam Company; Josam Div.
b. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
c. Tyler Pipe; Wade Div.
d. Watts Drainage Products Inc.
e. Zurn Plumbing Products Group; Specification Drainage Operation.

2.2 FLOOR DRAINS

A. Cast-Iron Floor Drains:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Josam Company; Josam Div.
b. Smith, Jay R. Mfg. Co.; Division of Smith Industries, Inc.
c. Tyler Pipe; Wade Div.
d. Watts Drainage Products Inc.
e. Zurn Plumbing Products Group; Light Commercial Operation.
f. Zurn Plumbing Products Group; Specification Drainage Operation.

2.3 ROOF FLASHING ASSEMBLIES

A. Roof Flashing Assemblies:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Acorn Engineering Company; Elmdor/Stoneman Div.
b. Thaler Metal Industries Ltd.

B. Description: Manufactured assembly made of 6.0-lb/sq. ft., 0.0938-inch- thick, lead flashing collar and skirt extending at least 10 inches from pipe, with galvanized-steel boot reinforcement and counterflashing fitting.

1. Open-Top Vent Cap: Without cap.
2. Low-Silhouette Vent Cap: With vandal-proof vent cap.
3. Extended Vent Cap: With field-installed, vandal-proof vent cap.

2.4 MISCELLANEOUS SANITARY DRAINAGE PIPING SPECIALTIES

A. Deep-Seal Traps:

1. Description: Cast-iron or bronze casting, with inlet and outlet matching connected piping and cleanout trap-seal primer valve connection.
2. Size: Same as connected waste piping.

a. NPS 2: 4-inch- minimum water seal.
b. NPS 2-1/2 and Larger: 5-inch- minimum water seal.

B. Floor-Drain, Trap-Seal Primer Fittings

1. Description: Cast iron, with threaded inlet and threaded or spigot outlet, and trap-seal primer valve connection.
2. Size: Same as floor drain outlet with NPS 1/2 side inlet.

C. Air-Gap Fittings:

1. Standard: ASME A112.1.2, for fitting designed to ensure fixed, positive air gap between installed inlet and outlet piping.
2. Body: Bronze or cast iron.
3. Inlet: Opening in top of body.
4. Outlet: Larger than inlet.
5. Size: Same as connected waste piping and with inlet large enough for associated indirect waste piping.

D. Sleeve Flashing Device:

1. Description: Manufactured, cast-iron fitting, with clamping device, that forms sleeve for pipe floor penetrations of floor membrane. Include galvanized-steel pipe extension in top of fitting that will extend 2 inches above finished floor and galvanized-steel pipe extension in bottom of fitting that will extend through floor slab.
2. Size: As required for close fit to riser or stack piping.

E. Stack Flashing Fittings:

1. Description: Counterflashing-type, cast-iron fitting, with bottom recess for terminating roof membrane, and with threaded or hub top for extending vent pipe.
2. Size: Same as connected stack vent or vent stack.

F. Vent Caps:

1. Description: Cast-iron body with threaded or hub inlet and vandal-proof design. Include vented hood and setscrews to secure to vent pipe.
2. Size: Same as connected stack vent or vent stack.

2.5 FLASHING MATERIALS

A. Lead Sheet: ASTM B 749, Type L51121, copper bearing, with the following minimum weights and thicknesses, unless otherwise indicated:

1. General Use: 4.0-lb/sq. ft, 0.0625-inch thickness.
2. Vent Pipe Flashing: 3.0-lb/sq. ft., 0.0469-inch thickness.
3. Burning: 6-lb/sq. ft., 0.0938-inch thickness.

B. Fasteners: Metal compatible with material and substrate being fastened.

C. Metal Accessories: Sheet metal strips, clamps, anchoring devices, and similar accessory units required for installation; matching or compatible with material being installed.

D. Solder: ASTM B 32, lead-free alloy.

E. Bituminous Coating: SSPC-Paint 12, solvent-type, bituminous mastic.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Refer to Division 22 Section "Common Work Results for Plumbing" for piping joining materials, joint construction, and basic installation requirements.

B. Install cleanouts in aboveground piping and building drain piping according to the following, unless otherwise indicated:

1. Size same as drainage piping up to NPS 4. Use NPS 4 for larger drainage piping unless larger cleanout is indicated.
2. Locate at each change in direction of piping greater than 45 degrees.
3. Locate at minimum intervals of 50 feet for piping NPS 4 and smaller and 100 feet for larger piping.
4. Locate at base of each vertical soil and waste stack.

C. For floor cleanouts for piping below floors, install cleanout deck plates with top flush with finished floor.

D. For cleanouts located in concealed piping, install cleanout wall access covers, of types indicated, with frame and cover flush with finished wall.

E. Install floor drains at low points of surface areas to be drained. Set grates of drains flush with finished floor, unless otherwise indicated.

1. Position floor drains for easy access and maintenance.

2. Set floor drains below elevation of surrounding finished floor to allow floor drainage. Set with grates depressed according to the following drainage area radii:

    a. Radius, 30 Inches or Less: Equivalent to 1 percent slope, but not less than 1/4-inch total depression.
    b. Radius, 30 to 60 Inches: Equivalent to 1 percent slope.
    c. Radius, 60 Inches or Larger: Equivalent to 1 percent slope, but not greater than 1-inch total depression.

3. Install floor-drain flashing collar or flange so no leakage occurs between drain and adjoining flooring. Maintain integrity of waterproof membranes where penetrated.
4. Install individual traps for floor drains connected to sanitary building drain, unless otherwise indicated.

F. Install roof flashing assemblies on sanitary stack vents and vent stacks that extend through roof.

G. Install flashing fittings on sanitary stack vents and vent stacks that extend through roof.

H. Install deep-seal traps on floor drains and other waste outlets, if indicated.

I. Install floor-drain, trap-seal primer fittings on inlet to floor drains that require trap-seal primer connection.

1. Exception: Fitting may be omitted if trap has trap-seal primer connection.
2. Size: Same as floor drain inlet.

J. Install air-gap fittings on draining-type backflow preventers and on indirect-waste piping discharge into sanitary drainage system.

K. Install sleeve flashing device with each riser and stack passing through floors with waterproof membrane.

L. Install vent caps on each vent pipe passing through roof.

1. Above-Floor Installation: Set unit with bottom resting on floor, unless otherwise indicated.
2. Flush with Floor Installation: Set unit and extension, if required, with cover flush with finished floor.
3. Recessed Floor Installation: Set unit in receiver housing having bottom or cradle supports, with receiver housing cover flush with finished floor.
4. Install cleanout immediately downstream from interceptors not having integral cleanout on outlet.

M. Install traps on plumbing specialty drain outlets. Omit traps on indirect wastes unless trap is indicated.

N. Install escutcheons at wall, floor, and ceiling penetrations in exposed finished locations and within cabinets and millwork. Use deep-pattern escutcheons if required to conceal protruding pipe fittings.

3.2 CONNECTIONS

A. Piping installation requirements are specified in other Division ***22*** Sections. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Install piping adjacent to equipment to allow service and maintenance.

3.3 FLASHING INSTALLATION

A. Fabricate flashing from single piece unless large pans, sumps, or other drainage shapes are required. Join flashing according to the following if required:

1. Lead Sheets: Burn joints of lead sheets 6.0-lb/sq. ft., 0.0938-inch thickness or thicker. Solder joints of lead sheets 4.0-lb/sq. ft., 0.0625-inch thickness or thinner.

B. Install sheet flashing on pipes, sleeves, and specialties passing through or embedded in floors and roofs with waterproof membrane.

1. Pipe Flashing: Sleeve type, matching pipe size, with minimum length of 10 inches, and skirt or flange extending at least 8 inches around pipe.
2. Sleeve Flashing: Flat sheet, with skirt or flange extending at least 8 inches around sleeve.
3. Embedded Specialty Flashing: Flat sheet, with skirt or flange extending at least 8 inches around specialty.

C. Set flashing on floors and roofs in solid coating of bituminous cement.

D. Secure flashing into sleeve and specialty clamping ring or device.

E. Install flashing for piping passing through roofs with counterflashing or commercially made flashing fittings, according to Division 07 Section "Sheet Metal Flashing and Trim."

F. Extend flashing up vent pipe passing through roofs and turn down into pipe, or secure flashing into cast-iron sleeve having calking recess.

3.4 LABELING AND IDENTIFYING

A. Equipment Nameplates and Signs: Install engraved plastic-laminate equipment nameplate or sign on or near each grease interceptor.

B. Distinguish among multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations, in addition to identifying unit. Nameplates and signs are specified in Division 22 Section "Identification for Plumbing Piping and Equipment."

3.5 PROTECTION

A. Protect drains during remainder of construction period to avoid clogging with dirt or debris and to prevent damage from traffic or construction work.

B. Place plugs in ends of uncompleted piping at end of each day or when work stops.

END OF SECTION 221319

SECTION 222000 - FACILITY NATURAL-GAS PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Pipes, tubes, and fittings.
2. Piping specialties.
3. Piping and tubing joining materials.
4. Valves.
5. Pressure regulators.

1.2 PERFORMANCE REQUIREMENTS

A. Minimum Operating-Pressure Ratings:

1. Piping and Valves: 100 psig (690 kPa) minimum unless otherwise indicated.
2. Service Regulators: 100 psig (690 kPa) minimum unless otherwise indicated.

B. Natural-Gas System Pressure within Buildings: 0.5 psig (3.45 kPa) or less.

C. Delegated Design: Design restraints and anchors for natural-gas piping and equipment, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings: For facility natural-gas piping layout. Include plans, piping layout and elevations, sections, and details for fabrication of pipe anchors, hangers, supports for multiple pipes, alignment guides, expansion joints and loops, and attachments of the same to building structure. Detail location of anchors, alignment guides, and expansion joints and loops.

C. Delegated-Design Submittal: For natural-gas piping and equipment indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1. Detail fabrication and assembly of seismic restraints.
2. Design Calculations: Calculate requirements for selecting seismic restraints.

D. Welding certificates.

E. Field quality-control reports.

F. Operation and maintenance data.

1.4 QUALITY ASSURANCE

A. Steel Support Welding Qualifications: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."

B. Pipe Welding Qualifications: Qualify procedures and operators according to ASME Boiler and Pressure Vessel Code.

C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

PART 2 - PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

A. Steel Pipe: ASTM A 53/A 53M, black steel, Schedule 40, Type E or S, Grade B.

1. Malleable-Iron Threaded Fittings: ASME B16.3, Class 150, standard pattern.
2. Wrought-Steel Welding Fittings: ASTM A 234/A 234M for butt welding and socket welding.
3. Unions: ASME B16.39, Class 150, malleable iron with brass-to-iron seat, ground joint, and threaded ends.
4. Protective Coating for Underground Piping: Factory-applied, three-layer coating of epoxy, adhesive, and PE.

    a. Joint Cover Kits: Epoxy paint, adhesive, and heat-shrink PE sleeves.

B. Corrugated, Stainless-Steel Tubing: Comply with ANSI/IAS LC 1.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. Gastite
    b. OmegaFlex, Inc.
    c. Titeflex.
    d. Tru-Flex Metal Hose Corp.

2. Tubing: ASTM A 240/A 240M, corrugated, Series 300 stainless steel.
3. Coating: PE with flame retardant, lightening resistant.

    a. Surface-Burning Characteristics: As determined by testing identical products according to ASTM E 84 by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

        1) Flame-Spread Index: 25 or less.
        2) Smoke-Developed Index: 50 or less.

4. Fittings: Copper-alloy mechanical fittings with ends made to fit and listed for use with corrugated stainless-steel tubing and capable of metal-to-metal seal without gaskets. Include brazing socket or threaded ends complying with ASME B1.20.1.
5. Striker Plates: Steel, designed to protect tubing from penetrations.
6. Manifolds: Malleable iron or steel with factory-applied protective coating. Threaded connections shall comply with ASME B1.20.1 for pipe inlet and corrugated tubing outlets.
7. Operating-Pressure Rating: 5 psig (34.5 kPa).

C. PE Pipe: ASTM D 2513, SDR 11.

1. PE Fittings: ASTM D 2683, socket-fusion type or ASTM D 3261, butt-fusion type with dimensions matching PE pipe.
2. PE Transition Fittings: Factory-fabricated fittings with PE pipe complying with ASTM D 2513, SDR 11; and steel pipe complying with ASTM A 53/A 53M, black steel, Schedule 40, Type E or S, Grade B.

2.2 PIPING SPECIALTIES

A. Appliance Flexible Connectors:

1. Indoor, Fixed-Appliance Flexible Connectors: Comply with ANSI Z21.24.
2. Indoor, Movable-Appliance Flexible Connectors: Comply with ANSI Z21.69.
3. Outdoor, Appliance Flexible Connectors: Comply with ANSI Z21.75.
4. Corrugated stainless-steel tubing with polymer coating.
5. Operating-Pressure Rating: 0.5 psig (3.45 kPa).
6. End Fittings: Zinc-coated steel.
7. Threaded Ends: Comply with ASME B1.20.1.
8. Maximum Length: 72 inches ((1830 mm).)

B. Quick-Disconnect Devices: Comply with ANSI Z21.41.

1. Copper-alloy convenience outlet and matching plug connector.
2. Nitrile seals.
3. Hand operated with automatic shutoff when disconnected.
4. For indoor or outdoor applications.
5. Adjustable, retractable restraining cable.

C. Y-Pattern Strainers:

1. Body: ASTM A 126, Class B, cast iron with bolted cover and bottom drain connection.
2. End Connections: Threaded ends for NPS 2 (DN 50) and smaller.
3. Strainer Screen: 40-mesh startup strainer, and perforated stainless-steel basket with 50 percent free area.
4. CWP Rating: 125 psig (862 kPa).

D. Weatherproof Vent Cap: Cast- or malleable-iron increaser fitting with corrosion-resistant wire screen, with free area at least equal to cross-sectional area of connecting pipe and threaded-end connection.

2.3 JOINING MATERIALS

A. Joint Compound and Tape: Suitable for natural gas.

B. Welding Filler Metals: Comply with AWS D10.12/D10.12M for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

C. Brazing Filler Metals: Alloy with melting point greater than 1000 deg F (540 deg C) complying with AWS A5.8/A5.8M. Brazing alloys containing more than 0.05 percent phosphorus are prohibited.

2.4 MANUAL GAS SHUTOFF VALVES

A. See "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles for where each valve type is applied in various services.

B. General Requirements for Metallic Valves, NPS 2 (DN 50) and Smaller: Comply with ASME B16.33.

1. CWP Rating: 125 psig (862 kPa).
2. Threaded Ends: Comply with ASME B1.20.1.
3. Dryseal Threads on Flare Ends: Comply with ASME B1.20.3.
4. Tamperproof Feature: Locking feature for valves indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
5. Listing: Listed and labeled by an NRTL acceptable to authorities having jurisdiction for valves 1 inch (25 mm) and smaller.
6. Service Mark: Valves 1-1/4 inches (32 mm) to NPS 2 (DN 50) shall have initials "WOG" permanently marked on valve body.

C. One-Piece, Bronze Ball Valve with Bronze Trim: MSS SP-110.

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

    a. BrassCraft Manufacturing Company; a Masco company.
    b. Conbraco Industries, Inc.; Apollo Div.
    c. Lyall, R. W. & Company, Inc.
    d. McDonald, A. Y. Mfg. Co.
    e. Perfection Corporation; a subsidiary of American Meter Company.

2. Body: Bronze, complying with ASTM B 584.
3. Ball: Chrome-plated brass.
4. Stem: Bronze; blowout proof.
5. Seats: Reinforced TFE; blowout proof.
6. Packing: Separate packnut with adjustable-stem packing threaded ends.
7. Ends: Threaded, flared, or socket as indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
8. CWP Rating: 600 psig (4140 kPa).

9. Listing: Valves NPS 1 (DN 25) and smaller shall be listed and labeled by an NRTL acceptable to authorities having jurisdiction.
10. Service: Suitable for natural-gas service with "WOG" indicated on valve body.

D. Two-Piece, Full-Port, Bronze Ball Valves with Bronze Trim: MSS SP-110.

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

    a. BrassCraft Manufacturing Company; a Masco company.
    b. Conbraco Industries, Inc.; Apollo Div.
    c. Lyall, R. W. & Company, Inc.
    d. McDonald, A. Y. Mfg. Co.
    e. Perfection Corporation; a subsidiary of American Meter Company.

2. Body: Bronze, complying with ASTM B 584.
3. Ball: Chrome-plated bronze.
4. Stem: Bronze; blowout proof.
5. Seats: Reinforced TFE; blowout proof.
6. Packing: Threaded-body packnut design with adjustable-stem packing.
7. Ends: Threaded, flared, or socket as indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
8. CWP Rating: 600 psig (4140 kPa).
9. Listing: Valves NPS 1 (DN 25) and smaller shall be listed and labeled by an NRTL acceptable to authorities having jurisdiction.
10. Service: Suitable for natural-gas service with "WOG" indicated on valve body.

E. Bronze Plug Valves: MSS SP-78.

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

    a. Lee Brass Company.
    b. McDonald, A. Y. Mfg. Co.

2. Body: Bronze, complying with ASTM B 584.
3. Plug: Bronze.
4. Ends: Threaded, socket, as indicated in "Underground Manual Gas Shutoff Valve Schedule" and "Aboveground Manual Gas Shutoff Valve Schedule" Articles.
5. Operator: Square head or lug type with tamperproof feature where indicated.
6. Pressure Class: 125 psig (862 kPa).
7. Listing: Valves NPS 1 (DN 25) and smaller shall be listed and labeled by an NRTL acceptable to authorities having jurisdiction.
8. Service: Suitable for natural-gas service with "WOG" indicated on valve body.

2.5 PRESSURE REGULATORS

A. General Requirements:

1. Single stage and suitable for natural gas.

2. Steel jacket and corrosion-resistant components.
3. Elevation compensator.
4. End Connections: Threaded for regulators NPS 2 (DN 50) and smaller.

B. Line Pressure Regulators: Comply with ANSI Z21.80.

1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:

   a. Actaris.
   b. American Meter Company.
   c. Eclipse Combustion, Inc.
   d. Fisher Control Valves and Regulators; Division of Emerson Process Management.
   e. Invensys.
   f. Maxitrol Company.

2. Body and Diaphragm Case: Cast iron or die-cast aluminum.
3. Springs: Zinc-plated steel; interchangeable.
4. Diaphragm Plate: Zinc-plated steel.
5. Seat Disc: Nitrile rubber resistant to gas impurities, abrasion, and deformation at the valve port.
6. Orifice: Aluminum; interchangeable.
7. Seal Plug: Ultraviolet-stabilized, mineral-filled nylon.
8. Single-port, self-contained regulator with orifice no larger than required at maximum pressure inlet, and no pressure sensing piping external to the regulator.
9. Pressure regulator shall maintain discharge pressure setting downstream, and not exceed 150 percent of design discharge pressure at shutoff.
10. Overpressure Protection Device: Factory mounted on pressure regulator.
11. Atmospheric Vent: Factory- or field-installed, stainless-steel screen in opening if not connected to vent piping.
12. Maximum Inlet Pressure: 2 psig (13.8 kPa).

C. Appliance Pressure Regulators: Comply with ANSI Z21.18.

1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:

   a. Canadian Meter Company Inc.
   b. Eaton Corporation; Controls Div.
   c. Harper Wyman Co.
   d. Maxitrol Company.
   e. SCP, Inc.

2. Body and Diaphragm Case: Die-cast aluminum.
3. Springs: Zinc-plated steel; interchangeable.
4. Diaphragm Plate: Zinc-plated steel.
5. Seat Disc: Nitrile rubber.
6. Seal Plug: Ultraviolet-stabilized, mineral-filled nylon.
7. Factory-Applied Finish: Minimum three-layer polyester and polyurethane paint finish.
8. Regulator may include vent limiting device, instead of vent connection, if approved by authorities having jurisdiction.

9. Maximum Inlet Pressure: 2 psig (13.8 kPa).

2.6 DIELECTRIC UNIONS

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

1. Capitol Manufacturing Company.
2. Central Plastics Company.
3. Hart Industries International, Inc.
4. McDonald, A. Y. Mfg. Co.
5. Watts Regulator Co.; Division of Watts Water Technologies, Inc.
6. Wilkins; Zurn Plumbing Products Group.

B. Minimum Operating-Pressure Rating: 150 psig (1034 kPa).

C. Combination fitting of copper alloy and ferrous materials.

D. Insulating materials suitable for natural gas.

E. Combination fitting of copper alloy and ferrous materials with threaded, brazed-joint, plain, or welded end connections that match piping system materials.

2.7 SLEEVES

A. Steel Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, galvanized steel, plain ends.

B. Cast-Iron Pipe Sleeves: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.

2.8 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.

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

a. Advance Products & Systems, Inc.
b. Calpico Inc.
c. Metraflex Company (The).
d. Pipeline Seal and Insulator, Inc.

2. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe and sleeve.
3. Pressure Plates: Stainless steel.
4. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one nut and bolt for each sealing element.

2.9 LABELING AND IDENTIFYING

A. Detectable Warning Tape: Acid- and alkali-resistant, PE film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches (150 mm) wide and 4 mils (0.1 mm) thick, continuously inscribed with a description of utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches (750 mm) deep; colored yellow.

PART 3 - EXECUTION

3.1 OUTDOOR PIPING INSTALLATION

A. Comply with the International Fuel Gas Code for installation and purging of natural-gas piping.

B. Install underground, natural-gas piping buried at least 36 inches (900 mm) below finished grade. Comply with requirements by Civil Engineer for excavating, trenching, and backfilling.

1. If natural-gas piping is installed less than 36 inches (900 mm) below finished grade, install it in containment conduit.

C. Install underground, PE, natural-gas piping according to ASTM D 2774.

D. Install fittings for changes in direction and branch connections.

E. Exterior-Wall Pipe Penetrations: Seal penetrations using steel or cast-iron pipe sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch (25-mm) annular clear space between pipe and sleeve for installing mechanical sleeve seals.

F. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

3.2 INDOOR PIPING INSTALLATION

A. Comply with the International Fuel Gas Code for installation and purging of natural-gas piping.

B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements are used to size pipe and calculate friction loss, expansion, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

C. Arrange for pipe spaces, chases, slots, sleeves, and openings in building structure during progress of construction, to allow for mechanical installations.

D. Install piping in concealed locations unless otherwise indicated and except in equipment rooms and service areas.

E. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

F. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

G. Locate valves for easy access.

H. Install natural-gas piping at uniform grade of 2 percent down toward drip and sediment traps.

I. Install piping free of sags and bends.

J. Install fittings for changes in direction and branch connections.

K. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Comply with requirements in Division 07 Section "Penetration Firestopping."

L. Verify final equipment locations for roughing-in.

M. Comply with requirements in Sections specifying gas-fired appliances and equipment for roughing-in requirements.

N. Drips and Sediment Traps: Install drips at points where condensate may collect, including service-meter outlets. Locate where accessible to permit cleaning and emptying. Do not install where condensate is subject to freezing.

1. Construct drips and sediment traps using tee fitting with bottom outlet plugged or capped. Use nipple a minimum length of 3 pipe diameters, but not less than 3 inches (75 mm) long and same size as connected pipe. Install with space below bottom of drip to remove plug or cap.

O. Extend relief vent connections for service regulators, line regulators, and overpressure protection devices to outdoors and terminate with weatherproof vent cap.

P. Conceal pipe installations in walls, pipe spaces, utility spaces, above ceilings, below grade or floors, and in floor channels unless indicated to be exposed to view.

Q. Use eccentric reducer fittings to make reductions in pipe sizes. Install fittings with level side down.

R. Connect branch piping from top or side of horizontal piping.

S. Install unions in pipes NPS 2 (DN 50) and smaller, adjacent to each valve, at final connection to each piece of equipment.

T. Do not use natural-gas piping as grounding electrode.

U. Install strainer on inlet of each line-pressure regulator and automatic or electrically operated valve.

3.3 VALVE INSTALLATION

A. Install regulators and overpressure protection devices with maintenance access space adequate for servicing and testing.

B. Install anode for metallic valves in underground PE piping.

3.4 PIPING JOINT CONSTRUCTION

A. Ream ends of pipes and tubes and remove burrs.

B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

C. Threaded Joints:

1. Thread pipe with tapered pipe threads complying with ASME B1.20.1.
2. Cut threads full and clean using sharp dies.
3. Ream threaded pipe ends to remove burrs and restore full inside diameter of pipe.
4. Apply appropriate tape or thread compound to external pipe threads unless dryseal threading is specified.
5. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

D. Welded Joints:

1. Construct joints according to AWS D10.12/D10.12M, using qualified processes and welding operators.
2. Bevel plain ends of steel pipe.
3. Patch factory-applied protective coating as recommended by manufacturer at field welds and where damage to coating occurs during construction.

E. PE Piping Heat-Fusion Joints: Clean and dry joining surfaces by wiping with clean cloth or paper towels. Join according to ASTM D 2657.

1. Plain-End Pipe and Fittings: Use butt fusion.
2. Plain-End Pipe and Socket Fittings: Use socket fusion.

3.5 HANGER AND SUPPORT INSTALLATION

A. Install hangers for horizontal steel piping with the following maximum spacing and minimum rod sizes:

1. NPS 1 (DN 25) and Smaller: Maximum span, 96 inches (2438 mm); minimum rod size, 3/8 inch (10 mm).
2. NPS 1-1/4 (DN 32): Maximum span, 108 inches (2743 mm); minimum rod size, 3/8 inch (10 mm).
3. NPS 1-1/2 and NPS 2 (DN 40 and DN 50): Maximum span, 108 inches (2743 mm); minimum rod size, 3/8 inch (10 mm).

3.6 CONNECTIONS

A. Connect to utility's gas meter according to utility's procedures and requirements.

B. Install natural-gas piping electrically continuous, and bonded to gas appliance equipment grounding conductor of the circuit powering the appliance according to NFPA 70.

C. Install piping adjacent to appliances to allow service and maintenance of appliances.

D. Connect piping to appliances using manual gas shutoff valves and unions. Install valve within 72 inches (1800 mm) of each gas-fired appliance and equipment. Install union between valve and appliances or equipment.

E. Sediment Traps: Install tee fitting with capped nipple in bottom to form drip, as close as practical to inlet of each appliance.

3.7 LABELING AND IDENTIFYING

A. Comply with requirements in Division 23 Section "Identification for HVAC Piping and Equipment" for piping and valve identification. Install detectable warning tape directly above gas piping, 12 inches (300 mm) below finished grade, except 6 inches (150 mm) below subgrade under pavements and slabs.

3.8 FIELD QUALITY CONTROL

A. Test, inspect, and purge natural gas according to the International Fuel Gas Code and authorities having jurisdiction.

B. Natural-gas piping will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.

3.9 OUTDOOR PIPING SCHEDULE

A. Underground natural-gas piping shall be the following:

1. PE pipe and fittings joined by heat fusion; service-line risers with tracer wire terminated in an accessible location.

B. Aboveground natural-gas piping shall be one of the following:

1. Steel pipe with malleable-iron fittings and threaded joints.
2. Steel pipe with wrought-steel fittings and welded joints.

C. Containment Conduit: Steel pipe with wrought-steel fittings and welded joints. Coat pipe and fittings with protective coating for steel piping.

3.10 OUTDOOR PIPING SCHEDULE

A. Underground natural-gas piping shall be the following:

1. PE pipe and fittings joined by heat fusion; service-line risers with tracer wire terminated in an accessible location.

B. Aboveground natural-gas piping shall be the following:

1. Steel pipe with malleable-iron fittings and threaded joints.

C. Containment Conduit: Steel pipe with wrought-steel fittings and welded joints. Coat pipe and fittings with protective coating for steel piping.

3.11 INDOOR PIPING SCHEDULE

A. Aboveground, branch piping NPS 1 (DN 25) and smaller shall be the following:

1. Steel pipe with malleable-iron fittings and threaded joints.
2. Corrugated stainless-steel tubing with mechanical fittings having socket or threaded ends to match adjacent piping.

B. Aboveground, distribution piping shall be one of the following:

1. Steel pipe with malleable-iron fittings and threaded joints.
2. Steel pipe with wrought-steel fittings and welded joints.

C. Containment Conduit: Steel pipe with wrought-steel fittings and welded joints. Coat pipe and fittings with protective coating for steel piping.

D. Containment Conduit Vent Piping: Steel pipe with malleable-iron fittings and threaded or wrought-steel fittings with welded joints. Coat underground pipe and fittings with protective coating for steel piping.

3.12 ABOVEGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE

A. Valves for pipe sizes NPS 2 (DN 50) and smaller at service meter shall be one of the following:

1. One-piece, bronze ball valve with bronze trim.
2. Two-piece, full-port, bronze ball valves with bronze trim.
3. Bronze plug valve.

B. Distribution piping valves for pipe sizes NPS 2 (DN 50) and smaller shall be one of the following:

1. One-piece, bronze ball valve with bronze trim.
2. Two-piece, full-port, bronze ball valves with bronze trim.
3. Bronze plug valve.

C. Valves in branch piping for single appliance shall be one of the following:

1. One-piece, bronze ball valve with bronze trim.
2. Two-piece, full-port, bronze ball valves with bronze trim.
3. Bronze plug valve.

END OF SECTION 222000

SECTION 224000 - PLUMBING FIXTURES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Faucets for lavatories, bathtub/showers, showers and sinks.
2. Toilet seats.
3. Water closets.
4. Lavatories.
5. Bathtubs.
6. Kitchen sinks.

1.2 DEFINITIONS

A. ABS: Acrylonitrile-butadiene-styrene plastic.

B. Accessible Fixture: Plumbing fixture that can be approached, entered, and used by people with disabilities.

C. FRP: Fiberglass-reinforced plastic.

D. PMMA: Polymethyl methacrylate (acrylic) plastic.

E. PVC: Polyvinyl chloride plastic.

F. Solid Surface: Nonporous, homogeneous, cast-polymer-plastic material with heat-, impact-, scratch-, and stain-resistance qualities.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings: Diagram power, signal, and control wiring.

C. Operation and maintenance data.

1.4 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Regulatory Requirements: Comply with requirements in ICC A117.1, "Accessible and Usable Buildings and Facilities"; Public Law 90-480, "Architectural Barriers Act"; and Public Law 101-336, "Americans with Disabilities Act"; for plumbing fixtures for people with disabilities.

C. Regulatory Requirements: Comply with requirements in Public Law 102-486, "Energy Policy Act," about water flow and consumption rates for plumbing fixtures.

D. NSF Standard: Comply with NSF 61, "Drinking Water System Components--Health Effects," for fixture materials that will be in contact with potable water.

E. Select combinations of fixtures and trim, faucets, fittings, and other components that are compatible.

F. Comply with the following applicable standards and other requirements specified for plumbing fixtures:

1. Enameled, Cast-Iron Fixtures: ASME A112.19.1M.
2. Plastic Laundry Trays: ANSI Z124.6.
3. Plastic Shower Enclosures: ANSI Z124.2.
4. Plastic Sinks: ANSI Z124.6.
5. Porcelain-Enameled, Formed-Steel Fixtures: ASME A112.19.4M.
6. Slip-Resistant Bathing Surfaces: ASTM F 462.
7. Solid-Surface-Material Lavatories and Sinks: ANSI/ICPA SS-1.
8. Stainless-Steel Residential Sinks: ASME A112.19.3.
9. Vitreous-China Fixtures: ASME A112.19.2M.
10. Water-Closet, Flush Valve, Tank Trim: ASME A112.19.5.
11. Water-Closet, Flushometer Tank Trim: ASSE 1037.

G. Comply with the following applicable standards and other requirements specified for lavatory and sink faucets:

1. Backflow Protection Devices for Faucets with Side Spray: ASME A112.18.3M.
2. Backflow Protection Devices for Faucets with Hose-Thread Outlet: ASME A112.18.3M.
3. Diverter Valves for Faucets with Hose Spray: ASSE 1025.
4. Faucets: ASME A112.18.1.
5. Hose-Connection Vacuum Breakers: ASSE 1011.
6. Hose-Coupling Threads: ASME B1.20.7.
7. Integral, Atmospheric Vacuum Breakers: ASSE 1001.
8. NSF Potable-Water Materials: NSF 61.
9. Pipe Threads: ASME B1.20.1.
10. Sensor-Actuated Faucets and Electrical Devices: UL 1951.
11. Supply Fittings: ASME A112.18.1.
12. Brass Waste Fittings: ASME A112.18.2.

H. Comply with the following applicable standards and other requirements specified for bathtub/shower and shower faucets:

1. Backflow Protection Devices for Hand-Held Showers: ASME A112.18.3M.
2. Combination, Pressure-Equalizing and Thermostatic-Control Antiscald Faucets: ASSE 1016.

3. Faucets: ASME A112.18.1.
4. Hand-Held Showers: ASSE 1014.
5. High-Temperature-Limit Controls for Thermal-Shock-Preventing Devices: ASTM F 445.
6. Hose-Coupling Threads: ASME B1.20.7.
7. Manual-Control Antiscald Faucets: ASTM F 444.
8. Pipe Threads: ASME B1.20.1.
9. Pressure-Equalizing-Control Antiscald Faucets: ASTM F 444 and ASSE 1016.
10. Thermostatic-Control Antiscald Faucets: ASTM F 444 and ASSE 1016.

I. Comply with the following applicable standards and other requirements specified for miscellaneous fittings:

1. Atmospheric Vacuum Breakers: ASSE 1001.
2. Brass and Copper Supplies: ASME A112.18.1.
3. Dishwasher Air-Gap Fittings: ASSE 1021.
4. Manual-Operation Flushometers: ASSE 1037.
5. Plastic Tubular Fittings: ASTM F 409.
6. Brass Waste Fittings: ASME A112.18.2.

J. Comply with the following applicable standards and other requirements specified for miscellaneous components:

1. Disposers: ASSE 1008 and UL 430.
2. Dishwasher Air-Gap Fittings: ASSE 1021.
3. Flexible Water Connectors: ASME A112.18.6.
4. Grab Bars: ASTM F 446.
5. Hose-Coupling Threads: ASME B1.20.7.
6. Off-Floor Fixture Supports: ASME A112.6.1M.
7. Pipe Threads: ASME B1.20.1.
8. Plastic Toilet Seats: ANSI Z124.5.
9. Supply and Drain Protective Shielding Guards: ICC A117.1.

PART 2 - PRODUCTS

2.1 LAVATORY FAUCETS

A. Lavatory Faucets:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.
b. Delta Faucet Company.
c. Elkay Manufacturing Co.
d. Kohler Co.
e. Moen, Inc.

2.2 BATHTUB/SHOWER FAUCETS

A. Bathtub/Shower Faucets:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.
b. Delta Faucet Company.
c. Kohler Co.
d. Moen, Inc.

2.3 SINK FAUCETS

A. Sink Faucets:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.
b. Delta Faucet Company.
c. Elkay Manufacturing Co.
d. Kohler Co.
e. Moen, Inc.
f. Sloan Valve Company

2.4 TOILET SEATS

A. Toilet Seats:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.
b. Bemis Manufacturing Company.
c. Church Seats.
d. Kohler Co.
e. Olsonite Corp.

2.5 WATER CLOSETS

A. Water Closets:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.

b. Crane Plumbing, L.L.C./Fiat Products.
c. Gerber Plumbing Fixtures LLC.
d. Kohler Co.
e. TOTO USA, Inc.

2.6 LAVATORIES

A. Lavatories:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. American Standard Companies, Inc.
b. Kohler Co.
c. Crane Plumbing, L.L.C./Fiat Products.
d. Gerber Plumbing Fixtures LLC.
e. TOTO USA, Inc.

2.7 BATHTUBS

A. Bathtubs:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Kohler Co.
b. American Standard Companies, Inc.
c. Crane Plumbing, L.L.C./Fiat Products.
d. Mansfield Plumbing Products, Inc.

2.8 KITCHEN SINKS

A. Kitchen Sinks:

1. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

a. Kohler Co.
b. American Standard Companies, Inc.
c. Elkay Manufacturing Co.
d. Just Manufacturing Company.
e. Moen, Inc.
f. Sterling Plumbing Group, Inc.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Assemble plumbing fixtures, trim, fittings, and other components according to manufacturers' written instructions.

B. Install off-floor supports, affixed to building substrate, for wall-mounting fixtures.

1. Use carrier supports with waste fitting and seal for back-outlet fixtures.
2. Use carrier supports without waste fitting for fixtures with tubular waste piping.
3. Use chair-type carrier supports with rectangular steel uprights for accessible fixtures.

C. Install back-outlet, wall-mounting fixtures onto waste fitting seals and attach to supports.

D. Install floor-mounting fixtures on closet flanges or other attachments to piping or building substrate.

E. Install wall-mounting fixtures with tubular waste piping attached to supports.

F. Install fixtures level and plumb according to roughing-in drawings.

G. Install water-supply piping with stop on each supply to each fixture to be connected to water distribution piping. Attach supplies to supports or substrate within pipe spaces behind fixtures. Install stops in locations where they can be easily reached for operation.

H. Install trap and tubular waste piping on drain outlet of each fixture to be directly connected to sanitary drainage system.

I. Install tubular waste piping on drain outlet of each fixture to be indirectly connected to drainage system.

J. Install tanks for accessible, tank-type water closets with lever handle mounted on wide side of compartment.

K. Install toilet seats on water closets.

L. Install faucet-spout fittings with specified flow rates and patterns in faucet spouts if faucets are not available with required rates and patterns. Include adapters if required.

M. Install water-supply flow-control fittings with specified flow rates in fixture supplies at stop valves.

N. Install faucet flow-control fittings with specified flow rates and patterns in faucet spouts if faucets are not available with required rates and patterns. Include adapters if required.

O. Install shower flow-control fittings with specified maximum flow rates in shower arms.

P. Install traps on fixture outlets.

1. Exception: Omit trap on fixtures with integral traps.

2. Exception: Omit trap on indirect wastes, unless otherwise indicated.

Q. Install escutcheons at piping wall and ceiling penetrations in exposed, finished locations and within cabinets and millwork. Use deep-pattern escutcheons if required to conceal protruding fittings. Escutcheons are specified in Division 22 Section "Common Work Results for Plumbing."

R. Seal joints between fixtures and walls, floors, and countertops using sanitary-type, one-part, mildew-resistant silicone sealant. Match sealant color to fixture color. Sealants are specified in Division 07 Section "Joint Sealants."

3.2 CONNECTIONS

A. Piping installation requirements are specified in other Division 22 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Connect fixtures with water supplies, stops, and risers, and with traps, soil, waste, and vent piping. Use size fittings required to match fixtures.

C. Ground equipment according to Division 26 Section "Grounding and Bonding for Electrical Systems."

D. Connect wiring according to Division 26 Section "Low-Voltage Electrical Power Conductors and Cables."

3.3 FIELD QUALITY CONTROL

A. Verify that installed plumbing fixtures are categories and types specified for locations where installed.

B. Check that plumbing fixtures are complete with trim, faucets, fittings, and other specified components.

C. Inspect installed plumbing fixtures for damage. Replace damaged fixtures and components.

D. Test installed fixtures after water systems are pressurized for proper operation. Replace malfunctioning fixtures and components, then retest. Repeat procedure until units operate properly.

E. Install fresh batteries in sensor-operated mechanisms.

3.4 PROTECTION

A. Provide protective covering for installed fixtures and fittings.

B. Do not allow use of plumbing fixtures for temporary facilities unless approved in writing by Owner.

END OF SECTION 224000

SECTION 230500 - COMMON WORK RESULTS FOR HVAC

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Piping materials and installation instructions common to most piping systems.
2. Dielectric fittings.
3. Mechanical sleeve seals.
4. Sleeves.
5. Escutcheons.
6. Grout.
7. HVAC demolition.
8. Concrete Bases.
9. Equipment installation requirements common to equipment sections.
10. Supports and anchorages.

1.2 DEFINITIONS

A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct chases, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.

B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.

C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and chases.

E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.

1.3 SUBMITTALS

A. Welding certificates.

1.4 QUALITY ASSURANCE

A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."

B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.

C. Electrical Characteristics for HVAC Equipment: Equipment of higher electrical characteristics may be furnished provided such proposed equipment is approved in writing and connecting electrical services, circuit breakers, and conduit sizes are appropriately modified. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

PART 2 - PRODUCTS

2.1 PIPE, TUBE, AND FITTINGS

A. Refer to individual Division 23 piping Sections for pipe, tube, and fitting materials and joining methods.

B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

2.2 JOINING MATERIALS

A. Refer to individual Division 23 piping Sections for special joining materials not listed below.

B. Pipe-Flange Gasket Materials: ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch maximum thickness unless thickness or specific material is indicated.

C. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer, unless otherwise indicated.

D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

E. Brazing Filler Metals: AWS A5.8, BCuP Series or BAg1, unless otherwise indicated.

F. Welding Filler Metals: Comply with AWS D10.12.

G. Solvent Cements for Joining Plastic Piping:

1. PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.

2.3 DIELECTRIC FITTINGS

A. Description: Combination fitting of copper alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.

B. Insulating Material: Suitable for system fluid, pressure, and temperature.

C. Dielectric Unions: Factory-fabricated, union assembly, for 250-psig minimum working pressure at 180 deg F.

D. Dielectric Flanges: Factory-fabricated, companion-flange assembly, for 150- or 300-psig minimum working pressure as required to suit system pressures.

E. Dielectric Couplings: Galvanized-steel coupling with inert and noncorrosive, thermoplastic lining; threaded ends; and 300-psig minimum working pressure at 225 deg F.

F. Dielectric Nipples: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 300-psig minimum working pressure at 225 deg F.

2.4 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.

B. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.

C. Pressure Plates: Carbon steel. Include two for each sealing element.

D. Connecting Bolts and Nuts: Carbon steel with corrosion-resistant coating of length required to secure pressure plates to sealing elements. Include one for each sealing element.

2.5 SLEEVES

A. Galvanized-Steel Sheet: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.

B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.

2.6 ESCUTCHEONS

A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.

B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.

C. One-Piece, Cast-Brass Type: With set screw.

1. Finish: Polished chrome-plated.

D. Split-Casting, Cast-Brass Type: With concealed hinge and set screw.

1. Finish: Polished chrome-plated.

2.7 GROUT

A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.

1. Characteristics: Post-hardening, volume-adjusting, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
2. Design Mix: 5000-psi, 28-day compressive strength.
3. Packaging: Premixed and factory packaged.

PART 3 - EXECUTION

3.1 HVAC DEMOLITION

A. Refer to Division 1 Sections "Cutting and Patching" for general demolition requirements and procedures.

B. Disconnect, demolish, and remove HVAC systems, equipment, and components indicated to be removed.

1. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
2. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
3. Equipment to Be Removed: Disconnect and cap services and remove equipment.
4. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.

C. If pipe, insulation, or equipment to remain is damaged in appearance or is unserviceable, remove damaged or unserviceable portions and replace with new products of equal capacity and quality

D. This contractor shall be responsible for the removal of existing equipment, ductwork, piping and controls in the existing building which is shown to be removed on the drawings or which is in conflict with the new work. Furnish all labor, equipment hauling, rigging, scaffolding, etc. Necessary for the removal phase of the project.

E. All removal work and installation of new equipment requiring system shutdown shall be coordinated with the owner. Periods of shut-down shall be minimal and all new work shall be planned and scheduled to accomplish as few shut-downs as possible. If required by owner, shut-down may be performed after working hours or weekends. Such work shall be performed at no additional cost to the owner.

F. All construction and removal work shall be performed in phases detailed by the architect and existing systems are to be kept in operation as the work progresses. All removed equipment shall be the property of the owner or disposed of by the contractor as directed by the owner.

3.2 PIPING SYSTEMS - COMMON REQUIREMENTS

A. Install piping according to the following requirements and Division 23 Sections specifying piping systems.

B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.

D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

F. Install piping to permit valve servicing.

G. Install piping at indicated slopes.

H. Install piping free of sags and bends.

I. Install fittings for changes in direction and branch connections.

J. Install piping to allow application of insulation.

K. Select system components with pressure rating equal to or greater than system operating pressure.

L. Install escutcheons for penetrations of walls, ceilings, and floors.

M. Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.

N. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Install steel pipe for sleeves smaller than 6 inches in diameter.
2. Install cast-iron "wall pipes" for sleeves 6 inches and larger in diameter.
3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

O. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

P. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to Division 07 Section "Penetration Firestopping" for materials.

Q. Verify final equipment locations for roughing-in.

R. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

3.3 PIPING JOINT CONSTRUCTION

A. Join pipe and fittings according to the following requirements and Division 23 Sections specifying piping systems.

B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.

E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.

F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.

H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

3.4 PIPING CONNECTIONS

A. Make connections according to the following, unless otherwise indicated:

1. Install unions, in piping NPS 2 and smaller, adjacent to each valve and at final connection to each piece of equipment.
2. Install flanges, in piping NPS 2-1/2 and larger, adjacent to flanged valves and at final connection to each piece of equipment.

3.5 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

A. Install equipment to allow maximum possible headroom unless specific mounting heights are not indicated.

B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.

C. Install HVAC equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.

D. Install equipment to allow right of way for piping installed at required slope.

3.6 CONCRETE BASES

A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions.

1. Construct concrete bases of dimensions indicated, but not less than 4 inches larger in both directions than supported unit.
2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of the base.
3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
5. Install anchor bolts to elevations required for proper attachment to supported equipment.
6. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
7. Use 3000-psi, 28-day compressive-strength concrete and reinforcement as specified in Division 03 Section "Cast-in-Place Concrete."

3.7 ERECTION OF METAL SUPPORTS AND ANCHORAGES

A. Refer to Division 05 Section "Metal Fabrications" for structural steel.

B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor HVAC materials and equipment.

C. Field Welding: Comply with AWS D1.1.

3.8 ERECTION OF WOOD SUPPORTS AND ANCHORAGES

A. Cut, fit, and place wood grounds, nailers, blocking, and anchorages to support, and anchor HVAC materials and equipment.

B. Select fastener sizes that will not penetrate members if opposite side will be exposed to view or will receive finish materials. Tighten connections between members. Install fasteners without splitting wood members.

C. Attach to substrates as required to support applied loads.

3.9 GROUTING

A. Mix and install grout for HVAC equipment base bearing surfaces, pump and other equipment base plates, and anchors.

B. Clean surfaces that will come into contact with grout.

C. Provide forms as required for placement of grout.

D. Avoid air entrapment during placement of grout.

E. Place grout, completely filling equipment bases.

F. Place grout on concrete bases and provide smooth bearing surface for equipment.

G. Place grout around anchors.

H. Cure placed grout.

END OF SECTION 230500

SECTION 230513 - COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes general requirements for single-phase and polyphase, general-purpose, horizontal, small and medium, squirrel-cage induction motors for use on ac power systems up to 600 V and installed at equipment manufacturer's factory or shipped separately by equipment manufacturer for field installation.

1.2 COORDINATION

A. Coordinate features of motors, installed units, and accessory devices to be compatible with the following:

1. Motor controllers.
2. Torque, speed, and horsepower requirements of the load.
3. Ratings and characteristics of supply circuit and required control sequence.
4. Ambient and environmental conditions of installation location.

PART 2 - PRODUCTS

2.1 GENERAL MOTOR REQUIREMENTS

A. Comply with requirements in this Section except when stricter requirements are specified in HVAC equipment schedules or Sections.

B. Comply with NEMA MG 1 unless otherwise indicated.

2.2 MOTOR CHARACTERISTICS

A. Duty: Continuous duty at ambient temperature of 40 deg C and at altitude of 3300 feet above sea level.

B. Capacity and Torque Characteristics: Sufficient to start, accelerate, and operate connected loads at designated speeds, at installed altitude and environment, with indicated operating sequence, and without exceeding nameplate ratings or considering service factor.

2.3 POLYPHASE MOTORS

A. Description: NEMA MG 1, Design B, medium induction motor.

B. Efficiency: Energy efficient, as defined in NEMA MG 1.

C. Service Factor: 1.15.

D. Multispeed Motors: Variable torque.

1. For motors with 2:1 speed ratio, consequent pole, single winding.
2. For motors with other than 2:1 speed ratio, separate winding for each speed.

E. Rotor: Random-wound, squirrel cage.

F. Bearings: Regreasable, shielded, antifriction ball bearings suitable for radial and thrust loading.

G. Temperature Rise: Match insulation rating.

H. Insulation: Class F.

I. Code Letter Designation:

1. Motors 15 HP and Larger: NEMA starting Code F or Code G.
2. Motors Smaller than 15 HP: Manufacturer's standard starting characteristic.

J. Enclosure Material: Cast iron for motor frame sizes 324T and larger; rolled steel for motor frame sizes smaller than 324T.

2.4 SINGLE-PHASE MOTORS

A. Motors larger than 1/20 hp shall be one of the following, to suit starting torque and requirements of specific motor application:

1. Permanent-split capacitor.
2. Split phase.
3. Capacitor start, inductor run.
4. Capacitor start, capacitor run.

B. Multispeed Motors: Variable-torque, permanent-split-capacitor type.

C. Bearings: Prelubricated, antifriction ball bearings or sleeve bearings suitable for radial and thrust loading.

D. Motors 1/20 HP and Smaller: Shaded-pole type.

E. Thermal Protection: Internal protection to automatically open power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal-protection device shall automatically reset when motor temperature returns to normal range.

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 230513

SECTION 230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Steel pipe hangers and supports.
2. Equipment supports.

B. See Division 05 Section "Metal Fabrications" for structural-steel shapes and plates for trapeze hangers for pipe and equipment supports.

C. See Division 23 Section "Vibration Controls for HVAC Piping and Equipment" for vibration isolation devices.

D. See Division 23 Section "Metal Ducts" for duct hangers and supports.

1.2 DEFINITIONS

A. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

1.3 PERFORMANCE REQUIREMENTS

A. Design supports for multiple pipes capable of supporting combined weight of supported systems, system contents, and test water.

B. Design equipment supports capable of supporting combined operating weight of supported equipment and connected systems and components.

1.4 SUBMITTALS

A. Product Data: For the following:

1. Steel pipe hangers and supports.

1.5 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to ASME Boiler and Pressure Vessel Code: Section IX.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

2.2 STEEL PIPE HANGERS AND SUPPORTS

A. Description: MSS SP-58, Types 1 through 58, factory-fabricated components. Refer to Part 3 "Hanger and Support Applications" Article for where to use specific hanger and support types.

B. Available Manufacturers:

1. AAA Technology & Specialties Co., Inc.
2. Bergen-Power Pipe Supports.
3. B-Line Systems, Inc.; a division of Cooper Industries.
4. Carpenter & Paterson, Inc.
5. Empire Industries, Inc.
6. ERICO/Michigan Hanger Co.
7. Globe Pipe Hanger Products, Inc.
8. Grinnell Corp.
9. GS Metals Corp.
10. National Pipe Hanger Corporation.
11. PHD Manufacturing, Inc.
12. PHS Industries, Inc.
13. Piping Technology & Products, Inc.
14. Tolco Inc.

C. Galvanized, Metallic Coatings: Pregalvanized or hot dipped.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

E. Padded Hangers: Hanger with fiberglass or other pipe insulation pad or cushion for support of bearing surface of piping.

2.3 EQUIPMENT SUPPORTS

A. Description: Welded, shop- or field-fabricated equipment support made from structural-steel shapes.

2.4 MISCELLANEOUS MATERIALS

A. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

B. Grout: ASTM C 1107, factory-mixed and -packaged, dry, hydraulic-cement, nonshrink and nonmetallic grout; suitable for interior and exterior applications.

1. Properties: Nonstaining, noncorrosive, and nongaseous.
2. Design Mix: 5000-psi, 28-day compressive strength.

PART 3 - EXECUTION

3.1 HANGER AND SUPPORT APPLICATIONS

A. Specific hanger and support requirements are specified in Sections specifying piping systems and equipment.

B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Sections.

C. Use hangers and supports with galvanized, metallic coatings for piping and equipment that will not have field-applied finish.

D. Use nonmetallic coatings on attachments for electrolytic protection where attachments are in direct contact with copper tubing.

E. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Adjustable, Steel Clevis Hangers (MSS Type 1): For suspension of noninsulated or insulated stationary pipes, NPS 1/2 to NPS 30 (DN 15 to DN 750).

F. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20 (DN 20 to DN 500).
2. Carbon- or Alloy-Steel Riser Clamps (MSS Type 42): For support of pipe risers, NPS 3/4 to NPS 20, if longer ends are required for riser clamps.

G. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.

H. Building Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel or Malleable Concrete Inserts (MSS Type 18): For upper attachment to suspend pipe hangers from concrete ceiling.
2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
5. Welded Beam Attachments (MSS Type 22): For attaching to bottom of beams if loads are considerable and rod sizes are large.
6. C-Clamps (MSS Type 23): For structural shapes.
7. Welded-Steel Brackets: For support of pipes from below, or for suspending from above by using clip and rod. Use one of the following for indicated loads:

    a. Light (MSS Type 31): 750 lb.
    b. Medium (MSS Type 32): 1500 lb.
    c. Heavy (MSS Type 33): 3000 lb.

8. Side-Beam Brackets (MSS Type 34): For sides of steel or wooden beams.
9. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.

I. Saddles and Shields: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
2. Protection Shields (MSS Type 40): Of length recommended in writing by manufacturer to prevent crushing insulation.
3. Thermal-Hanger Shield Inserts: For supporting insulated pipe.

3.2 HANGER AND SUPPORT INSTALLATION

A. Steel Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure.

B. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.

C. Equipment Support Installation: Fabricate from welded-structural-steel shapes.

D. Install lateral bracing with pipe hangers and supports to prevent swaying.

E. Install building attachments within concrete slabs or attach to structural steel. Install additional attachments at concentrated loads, including valves, flanges, and strainers, NPS 2-1/2 and larger and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

F. Load Distribution: Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.

G. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.1 (for power piping) and ASME B31.9 (for building services piping) are not exceeded.

H. Insulated Piping: Comply with the following:

1. Attach clamps and spacers to piping.

   a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
   b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
   c. Do not exceed pipe stress limits according to ASME B31.1 for power piping and ASME B31.9 for building services piping.

2. Install MSS SP-58, Type 39, protection saddles if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
3. Install MSS SP-58, Type 40, protective shields on cold piping with vapor barrier. Shields shall span an arc of 180 degrees.
4. Shield Dimensions for Pipe: Not less than the following:

   a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.

5. Insert Material: Length at least as long as protective shield.
6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.

3.3 EQUIPMENT SUPPORTS

A. Fabricate structural-steel stands to suspend equipment from structure overhead or to support equipment above floor.

B. Grouting: Place grout under supports for equipment and make smooth bearing surface.

C. Provide lateral bracing, to prevent swaying, for equipment supports.

3.4 METAL FABRICATIONS

A. Cut, drill, and fit miscellaneous metal fabrications for equipment supports.

B. Fit exposed connections together to form hairline joints. Field weld connections that cannot be shop welded because of shipping size limitations.

C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.

4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

3.5 ADJUSTING

A. Hanger Adjustments: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

3.6 PAINTING

A. Touch Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.

1. Apply paint by brush or spray to provide minimum dry film thickness of 2.0 mils.

B. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION 230529

SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Balancing Air Systems:

a. Constant-volume air systems.

1.2 DEFINITIONS

A. AABC: Associated Air Balance Council.

B. NEBB: National Environmental Balancing Bureau.

C. TAB: Testing, adjusting, and balancing.

D. TABB: Testing, Adjusting, and Balancing Bureau.

E. TAB Specialist: An entity engaged to perform TAB Work.

1.3 SUBMITTALS

A. TAB reports.

1.4 QUALITY ASSURANCE

A. TAB Contractor Qualifications: Engage a TAB entity certified by AABC, NEBB, or TABB.

B. Certify TAB field data reports and perform the following:

1. Review field data reports to validate accuracy of data and to prepare certified TAB reports.
2. Certify that the TAB team complied with the approved TAB plan and the procedures specified and referenced in this Specification.

C. TAB Report Forms: Use standard TAB contractor's forms approved by Architect.

D. Instrumentation Type, Quantity, Accuracy, and Calibration: As described in ASHRAE 111, Section 5, "Instrumentation."

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine the Contract Documents to become familiar with Project requirements and to discover conditions in systems' designs that may preclude proper TAB of systems and equipment.

B. Examine systems for installed balancing devices, such as test ports, gage cocks, flow-control devices, and manual volume dampers. Verify that locations of these balancing devices are accessible.

C. Examine the approved submittals for HVAC systems and equipment.

D. Examine equipment performance data including fan curves.

1. Relate performance data to Project conditions and requirements, including system effects that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.
2. Calculate system-effect factors to reduce performance ratings of HVAC equipment when installed under conditions different from the conditions used to rate equipment performance. To calculate system effects for air systems, use tables and charts found in AMCA 201, "Fans and Systems," or in SMACNA's "HVAC Systems - Duct Design." Compare results with the design data and installed conditions.

E. Examine system and equipment installations and verify that field quality-control testing, cleaning, and adjusting specified in individual Sections have been performed.

F. Examine test reports specified in individual system and equipment Sections.

G. Examine HVAC equipment and filters and verify that bearings are greased, belts are aligned and tight, and equipment with functioning controls is ready for operation.

H. Examine operating safety interlocks and controls on HVAC equipment.

I. Report deficiencies discovered before and during performance of TAB procedures. Observe and record system reactions to changes in conditions. Record default set points if different from indicated values.

3.2 PREPARATION

A. Prepare a TAB plan that includes strategies and step-by-step procedures.

B. Complete system-readiness checks and prepare reports. Verify the following:

1. Permanent electrical-power wiring is complete.
2. Automatic temperature-control systems are operational.
3. Equipment and duct access doors are securely closed.

4. Balance, smoke, and fire dampers are open.
5. Ceilings are installed in critical areas where air-pattern adjustments are required and access to balancing devices is provided.
6. Windows and doors can be closed so indicated conditions for system operations can be met.

3.3 GENERAL PROCEDURES FOR TESTING AND BALANCING

A. Perform testing and balancing procedures on each system according to the procedures contained in AABC's "National Standards for Total System Balance", ASHRAE 111, NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems", SMACNA's "HVAC Systems - Testing, Adjusting, and Balancing" and in this Section.

B. Cut insulation, ducts, pipes, and equipment cabinets for installation of test probes to the minimum extent necessary for TAB procedures.

1. After testing and balancing, patch probe holes in ducts with same material and thickness as used to construct ducts.
2. Install and join new insulation that matches removed materials. Restore insulation, coverings, vapor barrier, and finish according to Division 23 Section "HVAC Insulation."

C. Mark equipment and balancing devices, including damper-control positions, valve position indicators, fan-speed-control levers, and similar controls and devices, with paint or other suitable, permanent identification material to show final settings.

D. Take and report testing and balancing measurements in inch-pound (IP) units.

3.4 GENERAL PROCEDURES FOR BALANCING AIR SYSTEMS

A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.

B. Prepare schematic diagrams of systems' "as-built" duct layouts.

C. Determine the best locations in main and branch ducts for accurate duct-airflow measurements.

D. Check airflow patterns from the outdoor-air louvers and dampers and the return- and exhaust-air dampers through the supply-fan discharge and mixing dampers.

E. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.

F. Verify that motor starters are equipped with properly sized thermal protection.

G. Check dampers for proper position to achieve desired airflow path.

H. Check for airflow blockages.

I. Check condensate drains for proper connections and functioning.

J. Check for proper sealing of air-handling-unit components.

K. Verify that air duct system is sealed as specified in Division 23 Section "Metal Ducts."

3.5 PROCEDURES FOR CONSTANT-VOLUME AIR SYSTEMS

A. Adjust fans to deliver total indicated airflows within the maximum allowable fan speed listed by fan manufacturer.

1. Measure total airflow.

    a. Where sufficient space in ducts is unavailable for Pitot-tube traverse measurements, measure airflow at terminal outlets and inlets and calculate the total airflow.

2. Measure fan static pressures as follows to determine actual static pressure:

    a. Measure outlet static pressure as far downstream from the fan as practical and upstream from restrictions in ducts such as elbows and transitions.
    b. Measure static pressure directly at the fan outlet or through the flexible connection.
    c. Measure inlet static pressure of single-inlet fans in the inlet duct as near the fan as possible, upstream from the flexible connection, and downstream from duct restrictions.
    d. Measure inlet static pressure of double-inlet fans through the wall of the plenum that houses the fan.

3. Measure static pressure across each component that makes up an air-handling unit, rooftop unit, and other air-handling and -treating equipment.

    a. Report the cleanliness status of filters and the time static pressures are measured.

4. Measure static pressures entering and leaving other devices, such as sound traps, heat-recovery equipment, and air washers, under final balanced conditions.
5. Obtain approval from Architect for adjustment of fan speed higher or lower than indicated speed. Comply with requirements in Division 23 Sections for air-handling units for adjustment of fans, belts, and pulley sizes to achieve indicated air-handling-unit performance.
6. Do not make fan-speed adjustments that result in motor overload. Consult equipment manufacturers about fan-speed safety factors. Modulate dampers and measure fan-motor amperage to ensure that no overload will occur. Measure amperage in full-cooling, full-heating, economizer, and any other operating mode to determine the maximum required brake horsepower.

B. Adjust volume dampers for main duct, submain ducts, and major branch ducts to indicated airflows within specified tolerances.

1. Measure airflow of submain and branch ducts.

a. Where sufficient space in submain and branch ducts is unavailable for Pitot-tube traverse measurements, measure airflow at terminal outlets and inlets and calculate the total airflow for that zone.

2. Measure static pressure at a point downstream from the balancing damper, and adjust volume dampers until the proper static pressure is achieved.
3. Remeasure each submain and branch duct after all have been adjusted. Continue to adjust submain and branch ducts to indicated airflows within specified tolerances.

C. Measure air outlets and inlets without making adjustments.

1. Measure terminal outlets using a direct-reading hood or outlet manufacturer's written instructions and calculating factors.

D. Adjust air outlets and inlets for each space to indicated airflows within specified tolerances of indicated values. Make adjustments using branch volume dampers rather than extractors and the dampers at air terminals.

1. Adjust each outlet in same room or space to within specified tolerances of indicated quantities without generating noise levels above the limitations prescribed by the Contract Documents.
2. Adjust patterns of adjustable outlets for proper distribution without drafts.

3.6 PROCEDURES FOR MOTORS

A. Motors, 1/2 HP and Larger: Test at final balanced conditions and record the following data:

1. Manufacturer's name, model number, and serial number.
2. Motor horsepower rating.
3. Motor rpm.
4. Efficiency rating.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter thermal-protection-element rating.

3.7 PROCEDURES FOR CONDENSING UNITS

A. Verify proper rotation of fans.

B. Measure entering- and leaving-air temperatures.

C. Record compressor data.

3.8 TOLERANCES

A. Set HVAC system's air flow rates and water flow rates within the following tolerances:

1. Supply, Return, and Exhaust Fans and Equipment with Fans: Plus or minus 10 percent.
2. Air Outlets and Inlets: Plus or minus 10 percent.

3.9 REPORTING

A. Initial Construction-Phase Report: Based on examination of the Contract Documents as specified in "Examination" Article, prepare a report on the adequacy of design for systems' balancing devices. Recommend changes and additions to systems' balancing devices to facilitate proper performance measuring and balancing. Recommend changes and additions to HVAC systems and general construction to allow access for performance measuring and balancing devices.

3.10 FINAL REPORT

A. General: Prepare a certified written report; tabulate and divide the report into separate sections for tested systems and balanced systems.

1. Include a certification sheet at the front of the report's binder, signed and sealed by the certified testing and balancing engineer.
2. Include a list of instruments used for procedures, along with proof of calibration.

B. Final Report Contents: In addition to certified field-report data, include the following:

1. Fan curves.
2. Manufacturers' test data.
3. Field test reports prepared by system and equipment installers.
4. Other information relative to equipment performance; do not include Shop Drawings and product data.

C. General Report Data: In addition to form titles and entries, include the following data:

1. Title page.
2. Name and address of the TAB contractor.
3. Project name.
4. Project location.
5. Architect's name and address.
6. Engineer's name and address.
7. Contractor's name and address.
8. Report date.
9. Signature of TAB supervisor who certifies the report.
10. Table of Contents with the total number of pages defined for each section of the report. Number each page in the report.
11. Summary of contents including the following:

    a. Indicated versus final performance.
    b. Notable characteristics of systems.
    c. Description of system operation sequence if it varies from the Contract Documents.

12. Nomenclature sheets for each item of equipment.
13. Data for terminal units, including manufacturer's name, type, size, and fittings.
14. Notes to explain why certain final data in the body of reports vary from indicated values.
15. Test conditions for fans and pump performance forms including the following:

a. Settings for outdoor-, return-, and exhaust-air dampers.
b. Conditions of filters.
c. Fan drive settings including settings and percentage of maximum pitch diameter.

D. System Diagrams: Include schematic layouts of air and hydronic distribution systems. Present each system with single-line diagram and include the following:

1. Quantities of outdoor, supply, return, and exhaust airflows.
2. Duct, outlet, and inlet sizes.
3. Balancing stations.
4. Position of balancing devices.

END OF SECTION 230593

SECTION 230700 - HVAC INSULATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Insulation Materials:

a. Flexible elastomeric.
b. Mineral fiber.

2. Insulating cements.
3. Adhesives.
4. Mastics.
5. Sealants.
6. Factory-applied jackets.
7. Field-applied fabric-reinforcing mesh.
8. Field-applied jackets.
9. Tapes.
10. Securements.
11. Corner angles.

B. Related Sections:

1. Division 23 Section "Metal Ducts" for duct liners.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings:

1. Detail application of protective shields, saddles, and inserts at hangers for each type of insulation and hanger.
2. Detail attachment and covering of heat tracing inside insulation.
3. Detail insulation application at pipe expansion joints for each type of insulation.
4. Detail insulation application at elbows, fittings, flanges, valves, and specialties for each type of insulation.
5. Detail removable insulation at piping specialties, equipment connections, and access panels.
6. Detail application of field-applied jackets.
7. Detail application at linkages of control devices.
8. Detail field application for each equipment type.

C. Field quality-control reports.

1.3 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: Insulation and related materials shall have fire-test-response characteristics indicated, as determined by testing identical products per ASTM E 84, by a testing and inspecting agency acceptable to authorities having jurisdiction. Factory label insulation and jacket materials and adhesive, mastic, tapes, and cement material containers, with appropriate markings of applicable testing and inspecting agency.

1. Insulation Installed Indoors: Flame-spread index of 25 or less, and smoke-developed index of 50 or less.
2. Insulation Installed Outdoors: Flame-spread index of 75 or less, and smoke-developed index of 150 or less.

PART 2 - PRODUCTS

2.1 INSULATION MATERIALS

A. Comply with requirements in Part 3 schedule articles for where insulating materials shall be applied.

B. Products shall not contain asbestos, lead, mercury, or mercury compounds.

C. Products that come in contact with stainless steel shall have a leachable chloride content of less than 50 ppm when tested according to ASTM C 871.

D. Insulation materials for use on austenitic stainless steel shall be qualified as acceptable according to ASTM C 795.

E. Foam insulation materials shall not use CFC or HCFC blowing agents in the manufacturing process.

F. Flexible Elastomeric: Closed-cell, sponge- or expanded-rubber materials. Comply with ASTM C 534, Type I for tubular materials and Type II for sheet materials.

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

a. Aeroflex USA Inc.; Aerocel.
b. Armacell LLC; AP Armaflex.
c. RBX Corporation; Insul-Sheet 1800 and Insul-Tube 180.

G. Mineral-Fiber Blanket Insulation: Mineral or glass fibers bonded with a thermosetting resin. Comply with ASTM C 553, Type II and ASTM C 1290, Type II with factory-applied vinyl jacket. Factory-applied jacket requirements are specified in "Factory-Applied Jackets" Article.

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

a. CertainTeed Corp.; Duct Wrap.
b. Johns Manville; Microlite.
c. Knauf Insulation; Duct Wrap.
d. Manson Insulation Inc.; Alley Wrap.

e. Owens Corning; All-Service Duct Wrap.

H. Mineral-Fiber Board Insulation: Mineral or glass fibers bonded with a thermosetting resin. Comply with ASTM C 612, Type IA or Type IB. For duct and plenum applications, provide insulation with factory-applied ASJ. For equipment applications, provide insulation with factory-applied ASJ. Factory-applied jacket requirements are specified in "Factory-Applied Jackets" Article.

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

a. CertainTeed Corp.; Commercial Board.
b. Fibrex Insulations Inc.; FBX.
c. Johns Manville; 800 Series Spin-Glas.
d. Knauf Insulation; Insulation Board.
e. Manson Insulation Inc.; AK Board.
f. Owens Corning; Fiberglas 700 Series.

2.2 ADHESIVES

A. Materials shall be compatible with insulation materials, jackets, and substrates and for bonding insulation to itself and to surfaces to be insulated, unless otherwise indicated.

B. Flexible Elastomeric: Comply with MIL-A-24179A, Type II, Class I.

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

a. Aeroflex USA Inc.; Aeroseal.
b. Armacell LCC; 520 Adhesive.
c. Foster Products Corporation, H. B. Fuller Company; 85-75.
d. RBX Corporation; Rubatex Contact Adhesive.

C. Mineral-Fiber Adhesive: Comply with MIL-A-3316C, Class 2, Grade A.

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

a. Childers Products, Division of ITW; CP-82.
b. Foster Products Corporation, H. B. Fuller Company; 85-20.
c. ITW TACC, Division of Illinois Tool Works; S-90/80.
d. Marathon Industries, Inc.; 225.
e. Mon-Eco Industries, Inc.; 22-25.

D. ASJ Adhesive, and FSK and PVDC Jacket Adhesive: Comply with MIL-A-3316C, Class 2, Grade A for bonding insulation jacket lap seams and joints.

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

a. Childers Products, Division of ITW; CP-82.
b. Foster Products Corporation, H. B. Fuller Company; 85-20.
c. ITW TACC, Division of Illinois Tool Works; S-90/80.
d. Marathon Industries, Inc.; 225.

e. Mon-Eco Industries, Inc.; 22-25.

2.3 MASTICS

A. Materials shall be compatible with insulation materials, jackets, and substrates; comply with MIL-C-19565C, Type II.

B. Vapor-Barrier Mastic: Water based; suitable for indoor and outdoor use on below ambient services.

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

a. Childers Products, Division of ITW; CP-35.
b. Foster Products Corporation, H. B. Fuller Company; 30-90.
c. ITW TACC, Division of Illinois Tool Works; CB-50.
d. Marathon Industries, Inc.; 590.
e. Mon-Eco Industries, Inc.; 55-40.
f. Vimasco Corporation; 749.

2. Water-Vapor Permeance: ASTM E 96, Procedure B, 0.013 perm at 43-mil dry film thickness.
3. Service Temperature Range: Minus 20 to plus 180 deg F.
4. Solids Content: ASTM D 1644, 59 percent by volume and 71 percent by weight.
5. Color: White.

2.4 SEALANTS

A. FSK and Metal Jacket Flashing Sealants:

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

a. Childers Products, Division of ITW; CP-76-8.
b. Foster Products Corporation, H. B. Fuller Company; 95-44.
c. Marathon Industries, Inc.; 405.
d. Mon-Eco Industries, Inc.; 44-05.
e. Vimasco Corporation; 750.

2. Materials shall be compatible with insulation materials, jackets, and substrates.
3. Fire- and water-resistant, flexible, elastomeric sealant.
4. Service Temperature Range: Minus 40 to plus 250 deg F.
5. Color: Aluminum.

B. ASJ Flashing Sealants, and Vinyl, PVDC, and PVC Jacket Flashing Sealants:

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

a. Childers Products, Division of ITW; CP-76.

2. Materials shall be compatible with insulation materials, jackets, and substrates.
3. Fire- and water-resistant, flexible, elastomeric sealant.

4. Service Temperature Range: Minus 40 to plus 250 deg F.
5. Color: White.

2.5 FACTORY-APPLIED JACKETS

A. Insulation system schedules indicate factory-applied jackets on various applications. When factory-applied jackets are indicated, comply with the following:

1. ASJ: White, kraft-paper, fiberglass-reinforced scrim with aluminum-foil backing; complying with ASTM C 1136, Type I.
2. ASJ-SSL: ASJ with self-sealing, pressure-sensitive, acrylic-based adhesive covered by a removable protective strip; complying with ASTM C 1136, Type I.
3. FSK Jacket: Aluminum-foil, fiberglass-reinforced scrim with kraft-paper backing; complying with ASTM C 1136, Type II.
4. FSP Jacket: Aluminum-foil, fiberglass-reinforced scrim with polyethylene backing; complying with ASTM C 1136, Type II.

5. Vinyl Jacket: White vinyl with a permeance of 1.3 perms when tested according to ASTM E 96, Procedure A, and complying with NFPA 90A and NFPA 90B.

2.6 FIELD-APPLIED JACKETS

A. Field-applied jackets shall comply with ASTM C 921, Type I, unless otherwise indicated.

B. FSK Jacket: Aluminum-foil-face, fiberglass-reinforced scrim with kraft-paper backing.

C. Metal Jacket:

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

   a. Childers Products, Division of ITW; Metal Jacketing Systems.
   b. PABCO Metals Corporation; Surefit.
   c. RPR Products, Inc.; Insul-Mate.

2. Aluminum Jacket: Comply with ASTM B 209, Alloy 3003, 3005, 3105 or 5005, Temper H-14.

   a. Sheet and roll stock ready for shop or field sizing.
   b. Finish and thickness are indicated in field-applied jacket schedules.
   c. Moisture Barrier for Outdoor Applications: 3-mil-thick, heat-bonded polyethylene and kraft paper.
   d. Factory-Fabricated Fitting Covers:

      1) Same material, finish, and thickness as jacket.
      2) Preformed 2-piece or gore, 45- and 90-degree, short- and long-radius elbows.
      3) Tee covers.
      4) Flange and union covers.
      5) End caps.

6) Beveled collars.
7) Valve covers.
8) Field fabricate fitting covers only if factory-fabricated fitting covers are not available.

2.7 TAPES

A. ASJ Tape: White vapor-retarder tape matching factory-applied jacket with acrylic adhesive, complying with ASTM C 1136.

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

a. Avery Dennison Corporation, Specialty Tapes Division; Fasson 0835.
b. Compac Corp.; 104 and 105.
c. Ideal Tape Co., Inc., an American Biltrite Company; 428 AWF ASJ.
d. Venture Tape; 1540 CW Plus, 1542 CW Plus, and 1542 CW Plus/SQ.

2. Width: 3 inches.
3. Thickness: 11.5 mils.
4. Adhesion: 90 ounces force/inch in width.
5. Elongation: 2 percent.
6. Tensile Strength: 40 lbf/inch in width.
7. ASJ Tape Disks and Squares: Precut disks or squares of ASJ tape.

B. FSK Tape: Foil-face, vapor-retarder tape matching factory-applied jacket with acrylic adhesive; complying with ASTM C 1136.

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

a. Avery Dennison Corporation, Specialty Tapes Division; Fasson 0827.
b. Compac Corp.; 110 and 111.
c. Ideal Tape Co., Inc., an American Biltrite Company; 491 AWF FSK.
d. Venture Tape; 1525 CW, 1528 CW, and 1528 CW/SQ.

2. Width: 3 inches.
3. Thickness: 6.5 mils.
4. Adhesion: 90 ounces force/inch in width.
5. Elongation: 2 percent.
6. Tensile Strength: 40 lbf/inch in width.
7. FSK Tape Disks and Squares: Precut disks or squares of FSK tape.

2.8 SECUREMENTS

A. Aluminum Bands: ASTM B 209, Alloy 3003, 3005, 3105, or 5005; Temper H-14, 0.020 inch thick, wide with wing or closed seal.

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

a. Childers Products; Bands.
b. PABCO Metals Corporation; Bands.
c. RPR Products, Inc.; Bands.

B. Insulation Pins and Hangers:

1. Metal, Adhesively Attached, Perforated-Base Insulation Hangers: Baseplate welded to projecting spindle that is capable of holding insulation, of thickness indicated, securely in position indicated when self-locking washer is in place. Comply with the following requirements:

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

1) AGM Industries, Inc.; Tactoo Insul-Hangers, Series T.
2) GEMCO; Perforated Base.
3) Midwest Fasteners, Inc.; Spindle.

b. Baseplate: Perforated, galvanized carbon-steel sheet, 0.030 inch thick by 2 inches square.
c. Spindle: Copper- or zinc-coated, low carbon steel, fully annealed, 0.106-inch-diameter shank, length to suit depth of insulation indicated.
d. Adhesive: Recommended by hanger manufacturer. Product with demonstrated capability to bond insulation hanger securely to substrates indicated without damaging insulation, hangers, and substrates.

2. Nonmetal, Adhesively Attached, Perforated-Base Insulation Hangers: Baseplate fastened to projecting spindle that is capable of holding insulation, of thickness indicated, securely in position indicated when self-locking washer is in place. Comply with the following requirements:

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

1) GEMCO; Nylon Hangers.
2) Midwest Fasteners, Inc.; Nylon Insulation Hangers.

b. Baseplate: Perforated, nylon sheet, 0.030 inch thick by 1-1/2 inches in diameter.
c. Spindle: Nylon, 0.106-inch-diameter shank, length to suit depth of insulation indicated, up to 2-1/2 inches.
d. Adhesive: Recommended by hanger manufacturer. Product with demonstrated capability to bond insulation hanger securely to substrates indicated without damaging insulation, hangers, and substrates.

3. Self-Sticking-Base Insulation Hangers: Baseplate welded to projecting spindle that is capable of holding insulation, of thickness indicated, securely in position indicated when self-locking washer is in place. Comply with the following requirements:

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

1) AGM Industries, Inc.; Tactoo Insul-Hangers, Series TSA.
2) GEMCO; Press and Peel.
3) Midwest Fasteners, Inc.; Self Stick.

b. Baseplate: Galvanized carbon-steel sheet, 0.030 inch thick by 2 inches square.
c. Spindle: Copper- or zinc-coated, low carbon steel, fully annealed, 0.106-inch-diameter shank, length to suit depth of insulation indicated.
d. Adhesive-backed base with a peel-off protective cover.

4. Insulation-Retaining Washers: Self-locking washers formed from 0.016-inch-thick, galvanized-steel sheet, with beveled edge sized as required to hold insulation securely in place but not less than 1-1/2 inches in diameter.

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

1) AGM Industries, Inc.; RC-150.
2) GEMCO; R-150.
3) Midwest Fasteners, Inc.; WA-150.
4) Nelson Stud Welding; Speed Clips.

b. Protect ends with capped self-locking washers incorporating a spring steel insert to ensure permanent retention of cap in exposed locations.

5. Nonmetal Insulation-Retaining Washers: Self-locking washers formed from 0.016-inch-thick nylon sheet, with beveled edge sized as required to hold insulation securely in place but not less than 1-1/2 inches (38 mm) in diameter.

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

1) GEMCO.
2) Midwest Fasteners, Inc.

C. Staples: Outward-clinching insulation staples, nominal 3/4-inch-wide, stainless steel or Monel.

D. Wire: 0.062-inch soft-annealed, stainless steel.

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

a. C & F Wire.
b. Childers Products.
c. PABCO Metals Corporation.
d. RPR Products, Inc.

PART 3 - EXECUTION

3.1 PREPARATION

A. Surface Preparation: Clean and dry surfaces to receive insulation. Remove materials that will adversely affect insulation application.

B. Coordinate insulation installation with the trade installing heat tracing. Comply with requirements for heat tracing that apply to insulation.

C. Mix insulating cements with clean potable water; if insulating cements are to be in contact with stainless-steel surfaces, use demineralized water.

3.2 GENERAL INSTALLATION REQUIREMENTS

A. Install insulation materials, accessories, and finishes with smooth, straight, and even surfaces; free of voids throughout the length of equipment, ducts and fittings, and piping including fittings, valves, and specialties.

B. Install insulation materials, forms, vapor barriers or retarders, jackets, and thicknesses required for each item of equipment, duct system, and pipe system as specified in insulation system schedules.

C. Install accessories compatible with insulation materials and suitable for the service. Install accessories that do not corrode, soften, or otherwise attack insulation or jacket in either wet or dry state.

D. Install insulation with longitudinal seams at top and bottom of horizontal runs.

E. Install multiple layers of insulation with longitudinal and end seams staggered.

F. Do not weld brackets, clips, or other attachment devices to piping, fittings, and specialties.

G. Keep insulation materials dry during application and finishing.

H. Install insulation with tight longitudinal seams and end joints. Bond seams and joints with adhesive recommended by insulation material manufacturer.

I. Install insulation with least number of joints practical.

J. Where vapor barrier is indicated, seal joints, seams, and penetrations in insulation at hangers, supports, anchors, and other projections with vapor-barrier mastic.

1. Install insulation continuously through hangers and around anchor attachments.
2. For insulation application where vapor barriers are indicated, extend insulation on anchor legs from point of attachment to supported item to point of attachment to structure. Taper and seal ends at attachment to structure with vapor-barrier mastic.
3. Install insert materials and install insulation to tightly join the insert. Seal insulation to insulation inserts with adhesive or sealing compound recommended by insulation material manufacturer.
4. Cover inserts with jacket material matching adjacent pipe insulation. Install shields over jacket, arranged to protect jacket from tear or puncture by hanger, support, and shield.

K. Apply adhesives, mastics, and sealants at manufacturer's recommended coverage rate and wet and dry film thicknesses.

L. Install insulation with factory-applied jackets as follows:

1. Draw jacket tight and smooth.

2. Cover circumferential joints with 3-inch-wide strips, of same material as insulation jacket. Secure strips with adhesive and outward clinching staples along both edges of strip, spaced 4 inches o.c.
3. Overlap jacket longitudinal seams at least 1-1/2 inches. Install insulation with longitudinal seams at bottom of pipe. Clean and dry surface to receive self-sealing lap. Staple laps with outward clinching staples along edge at 2 inches o.c.

    a. For below ambient services, apply vapor-barrier mastic over staples.

4. Cover joints and seams with tape as recommended by insulation material manufacturer to maintain vapor seal.
5. Where vapor barriers are indicated, apply vapor-barrier mastic on seams and joints and at ends adjacent to duct and pipe flanges and fittings.

M. Cut insulation in a manner to avoid compressing insulation more than 75 percent of its nominal thickness.

N. Finish installation with systems at operating conditions. Repair joint separations and cracking due to thermal movement.

O. Repair damaged insulation facings by applying same facing material over damaged areas. Extend patches at least 4 inches beyond damaged areas. Adhere, staple, and seal patches similar to butt joints.

P. For above ambient services, do not install insulation to the following:

1. Vibration-control devices.
2. Testing agency labels and stamps.
3. Nameplates and data plates.
4. Manholes.
5. Handholes.
6. Cleanouts.

3.3 PENETRATIONS

A. Insulation Installation at Roof Penetrations: Install insulation continuously through roof penetrations.

1. Seal penetrations with flashing sealant.
2. For applications requiring only indoor insulation, terminate insulation above roof surface and seal with joint sealant. For applications requiring indoor and outdoor insulation, install insulation for outdoor applications tightly joined to indoor insulation ends. Seal joint with joint sealant.
3. Extend jacket of outdoor insulation outside roof flashing at least 2 inches below top of roof flashing.
4. Seal jacket to roof flashing with flashing sealant.

B. Insulation Installation at Underground Exterior Wall Penetrations: Terminate insulation flush with sleeve seal. Seal terminations with flashing sealant.

C. Insulation Installation at Aboveground Exterior Wall Penetrations: Install insulation continuously through wall penetrations.

1. Seal penetrations with flashing sealant.
2. For applications requiring only indoor insulation, terminate insulation inside wall surface and seal with joint sealant. For applications requiring indoor and outdoor insulation, install insulation for outdoor applications tightly joined to indoor insulation ends. Seal joint with joint sealant.
3. Extend jacket of outdoor insulation outside wall flashing and overlap wall flashing at least 2 inches.
4. Seal jacket to wall flashing with flashing sealant.

D. Insulation Installation at Interior Wall and Partition Penetrations That Are Not Fire Rated: Install insulation continuously through walls and partitions.

E. Insulation Installation at Fire-Rated Wall and Partition Penetrations: Install insulation continuously through penetrations of fire-rated walls and partitions. Terminate insulation at fire damper sleeves for fire-rated wall and partition penetrations. Externally insulate damper sleeves to match adjacent insulation and overlap duct insulation at least 2 inches.

F. Insulation Installation at Floor Penetrations:

1. Duct: Install insulation continuously through floor penetrations that are not fire rated. For penetrations through fire-rated assemblies, terminate insulation at fire damper sleeves and externally insulate damper sleeve beyond floor to match adjacent duct insulation. Overlap damper sleeve and duct insulation at least 2 inches.
2. Pipe: Install insulation continuously through floor penetrations.
3. Seal penetrations through fire-rated assemblies. Comply with requirements in Division 7 Sections.

3.4 FLEXIBLE ELASTOMERIC INSULATION INSTALLATION

A. Seal longitudinal seams and end joints with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

B. Insulation Installation on Pipe Flanges:

1. Install pipe insulation to outer diameter of pipe flange.
2. Make width of insulation section same as overall width of flange and bolts, plus twice the thickness of pipe insulation.
3. Fill voids between inner circumference of flange insulation and outer circumference of adjacent straight pipe segments with cut sections of sheet insulation of same thickness as pipe insulation.
4. Secure insulation to flanges and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

C. Insulation Installation on Pipe Fittings and Elbows:

1. Install mitered sections of pipe insulation.

2. Secure insulation materials and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

D. Insulation Installation on Valves and Pipe Specialties:

1. Install preformed valve covers manufactured of same material as pipe insulation when available.
2. When preformed valve covers are not available, install cut sections of pipe and sheet insulation to valve body. Arrange insulation to permit access to packing and to allow valve operation without disturbing insulation.
3. Install insulation to flanges as specified for flange insulation application.
4. Secure insulation to valves and specialties and seal seams with manufacturer's recommended adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.

3.5 MINERAL-FIBER INSULATION INSTALLATION

A. Blanket Insulation Installation on Ducts and Plenums: Secure with adhesive and insulation pins.

1. Apply adhesives according to manufacturer's recommended coverage rates per unit area, for 100 percent coverage of duct and plenum surfaces.
2. Apply adhesive to entire circumference of ducts and to all surfaces of fittings and transitions.
3. Install either capacitor-discharge-weld pins and speed washers or cupped-head, capacitor-discharge-weld pins on sides and bottom of horizontal ducts and sides of vertical ducts as follows:

    a. On duct sides with dimensions 18 inches and smaller, place pins along longitudinal centerline of duct. Space 3 inches maximum from insulation end joints, and 16 inches o.c.
    b. On duct sides with dimensions larger than 18 inches, place pins 16 inches o.c. each way, and 3 inches maximum from insulation joints. Install additional pins to hold insulation tightly against surface at cross bracing.
    c. Pins may be omitted from top surface of horizontal, rectangular ducts and plenums.
    d. Do not overcompress insulation during installation.
    e. Impale insulation over pins and attach speed washers.
    f. Cut excess portion of pins extending beyond speed washers or bend parallel with insulation surface. Cover exposed pins and washers with tape matching insulation facing.

4. For ducts and plenums with surface temperatures below ambient, install a continuous unbroken vapor barrier. Create a facing lap for longitudinal seams and end joints with insulation by removing 2 inches from 1 edge and 1 end of insulation segment. Secure laps to adjacent insulation section with 1/2-inch outward-clinching staples, 1 inch o.c. Install vapor barrier consisting of factory- or field-applied jacket, adhesive, vapor-barrier mastic, and sealant at joints, seams, and protrusions.

    a. Repair punctures, tears, and penetrations with tape or mastic to maintain vapor-barrier seal.

b. Install vapor stops for ductwork and plenums operating below 50 deg F at 18-foot intervals. Vapor stops shall consist of vapor-barrier mastic applied in a Z-shaped pattern over insulation face, along butt end of insulation, and over the surface. Cover insulation face and surface to be insulated a width equal to 2 times the insulation thickness but not less than 3 inches.

5. Overlap unfaced blankets a minimum of 2 inches on longitudinal seams and end joints. At end joints, secure with steel bands spaced a maximum of 18 inches o.c.
6. Install insulation on rectangular duct elbows and transitions with a full insulation section for each surface. Install insulation on round and flat-oval duct elbows with individually mitered gores cut to fit the elbow.
7. Insulate duct stiffeners, hangers, and flanges that protrude beyond insulation surface with 6-inch-wide strips of same material used to insulate duct. Secure on alternating sides of stiffener, hanger, and flange with pins spaced 6 inches o.c.

B. Board Insulation Installation on Ducts and Plenums: Secure with adhesive and insulation pins.

1. Apply adhesives according to manufacturer's recommended coverage rates per unit area, for 100 percent coverage of duct and plenum surfaces.
2. Apply adhesive to entire circumference of ducts and to all surfaces of fittings and transitions.
3. Install either capacitor-discharge-weld pins and speed washers or cupped-head, capacitor-discharge-weld pins on sides and bottom of horizontal ducts and sides of vertical ducts as follows:

   a. On duct sides with dimensions 18 inches and smaller, place pins along longitudinal centerline of duct. Space 3 inches maximum from insulation end joints, and 16 inches o.c.
   b. On duct sides with dimensions larger than 18 inches, space pins 16 inches o.c. each way, and 3 inches maximum from insulation joints. Install additional pins to hold insulation tightly against surface at cross bracing.
   c. Pins may be omitted from top surface of horizontal, rectangular ducts and plenums.
   d. Do not overcompress insulation during installation.
   e. Cut excess portion of pins extending beyond speed washers or bend parallel with insulation surface. Cover exposed pins and washers with tape matching insulation facing.

4. For ducts and plenums with surface temperatures below ambient, install a continuous unbroken vapor barrier. Create a facing lap for longitudinal seams and end joints with insulation by removing 2 inches from 1 edge and 1 end of insulation segment. Secure laps to adjacent insulation section with 1/2-inch outward-clinching staples, 1 inch o.c. Install vapor barrier consisting of factory- or field-applied jacket, adhesive, vapor-barrier mastic, and sealant at joints, seams, and protrusions.

   a. Repair punctures, tears, and penetrations with tape or mastic to maintain vapor-barrier seal.
   b. Install vapor stops for ductwork and plenums operating below 50 deg F at 18-foot intervals. Vapor stops shall consist of vapor-barrier mastic applied in a Z-shaped pattern over insulation face, along butt end of insulation, and over the surface. Cover insulation face and surface to be insulated a width equal to 2 times the insulation thickness but not less than 3 inches.

5. Install insulation on rectangular duct elbows and transitions with a full insulation section for each surface. Groove and score insulation to fit as closely as possible to outside and inside radius of elbows. Install insulation on round and flat-oval duct elbows with individually mitered gores cut to fit the elbow.
6. Insulate duct stiffeners, hangers, and flanges that protrude beyond insulation surface with 6-inch- wide strips of same material used to insulate duct. Secure on alternating sides of stiffener, hanger, and flange with pins spaced 6 inches o.c.

3.6 FIELD-APPLIED JACKET INSTALLATION

A. Where glass-cloth jackets are indicated, install directly over bare insulation or insulation with factory-applied jackets.

1. Draw jacket smooth and tight to surface with 2-inch overlap at seams and joints.
2. Embed glass cloth between two 0.062-inch- thick coats of lagging adhesive.
3. Completely encapsulate insulation with coating, leaving no exposed insulation.

B. Where FSK jackets are indicated, install as follows:

1. Draw jacket material smooth and tight.
2. Install lap or joint strips with same material as jacket.
3. Secure jacket to insulation with manufacturer's recommended adhesive.
4. Install jacket with 1-1/2-inch laps at longitudinal seams and 3-inch-wide joint strips at end joints.
5. Seal openings, punctures, and breaks in vapor-retarder jackets and exposed insulation with vapor-barrier mastic.

C. Where metal jackets are indicated, install with 2-inch overlap at longitudinal seams and end joints. Overlap longitudinal seams arranged to shed water. Seal end joints with weatherproof sealant recommended by insulation manufacturer. Secure jacket with stainless-steel bands 12 inches o.c. and at end joints.

3.7 FINISHES

A. Duct, Equipment, and Pipe Insulation with ASJ or Other Paintable Jacket Material: Paint jacket with paint system identified below and as specified in Division 9 painting Sections.

1. Flat Acrylic Finish: Two finish coats over a primer that is compatible with jacket material and finish coat paint. Add fungicidal agent to render fabric mildew proof.

a. Finish Coat Material: Interior, flat, latex-emulsion size.

B. Flexible Elastomeric Thermal Insulation: After adhesive has fully cured, apply two coats of insulation manufacturer's recommended protective coating.

C. Color: Final color as selected by Architect. Vary first and second coats to allow visual inspection of the completed Work.

D. Do not field paint aluminum or stainless-steel jackets.

3.8 FIELD QUALITY CONTROL

A. Perform tests and inspections.

B. Tests and Inspections:

1. Inspect ductwork, randomly selected by Architect, by removing field-applied jacket and insulation in layers in reverse order of their installation. Extent of inspection shall be limited to one location(s) for each duct system defined in the "Duct Insulation Schedule, General" Article.

C. All insulation applications will be considered defective Work if sample inspection reveals noncompliance with requirements.

3.9 DUCT INSULATION SCHEDULE, GENERAL

A. Plenums and Ducts Requiring Insulation:

1. Indoor, concealed supply and outdoor air.
2. Outdoor, concealed supply and return.
3. Outdoor, exposed supply and return.

B. Items Not Insulated:

1. Metal ducts with duct liner of sufficient thickness to comply with energy code and ASHRAE/IESNA 90.1.
2. Factory-insulated flexible ducts.
3. Factory-insulated plenums and casings.
4. Flexible connectors.
5. Vibration-control devices.
6. Factory-insulated access panels and doors.

3.10 INDOOR DUCT AND PLENUM INSULATION SCHEDULE

A. Concealed, Supply-Air Duct and Plenum Insulation: Mineral-fiber blanket, 1-1/2 inches thick and 0.75-lb/cu. ft. nominal density.

B. Exposed, Supply-Air Duct and Plenum Insulation: Mineral-fiber board, 2 inches thick and 1.5-lb/cu. ft. nominal density.

3.11 ABOVEGROUND, OUTDOOR DUCT AND PLENUM INSULATION SCHEDULE

A. Insulation materials and thicknesses are identified below. If more than one material is listed for a duct system, selection from materials listed is Contractor's option.

B. Concealed, Outdoor-Air Duct and Plenum Insulation: Mineral-fiber board, 2 inches thick and 3-lb/cu. ft. nominal density.

3.12 INDOOR PIPING INSULATION SCHEDULE

A. Condensate and Equipment Drain Water below 60 Deg F (16 Deg C):

1. All Pipe Sizes: Insulation shall be the following:

a. Flexible Elastomeric: 1/2 inch thick.

B. Refrigerant Suction and Hot-Gas Piping:

1. All Pipe Sizes: Insulation shall be the following:

a. Flexible elastomeric, 1 inch thick.

3.13 OUTDOOR, ABOVEGROUND PIPING INSULATION SCHEDULE

A. Refrigerant Suction and Hot-Gas Piping: Insulation shall be the following:

1. Flexible Elastomeric: 2 inches thick.

3.14 OUTDOOR, FIELD-APPLIED JACKET SCHEDULE

A. Install jacket over insulation material. For insulation with factory-applied jacket, install the field-applied jacket over the factory-applied jacket.

B. If more than one material is listed, selection from materials listed is Contractor's option.

C. Ducts and Plenums, Exposed, up to 48 Inches in Diameter or with Flat Surfaces up to 72 Inches:

1. Aluminum, Smooth: 0.016 inch thick.

END OF SECTION 230700

SECTION 232113 - HYDRONIC PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes pipe and fitting materials, joining methods, special-duty valves, and specialties for the following:

1. Condensate-drain piping.

1.2 PERFORMANCE REQUIREMENTS

A. Hydronic piping components and installation shall be capable of withstanding the following minimum working pressure and temperature:

1. Condensate-Drain Piping: 150 deg F.

1.3 QUALITY ASSURANCE

A. ASME Compliance: Comply with ASME B31.9, "Building Services Piping," for materials, products, and installation. Safety valves and pressure vessels shall bear the appropriate ASME label. Fabricate and stamp air separators and expansion tanks to comply with ASME Boiler and Pressure Vessel Code: Section VIII, Division 1.

PART 2 - PRODUCTS

2.1 PLASTIC PIPE AND FITTINGS

A. PVC Plastic Pipe: ASTM D 1785, Schedules 40 and 80, plain ends as indicated in Part 3 "Piping Applications" Article.

B. PVC Plastic Pipe Fittings: Socket-type pipe fittings, ASTM D 2466 for Schedule 40 pipe; ASTM D 2467 for Schedule 80 pipe.

C. PVC Solvent Cement: ASTM D 2564.

2.2 JOINING MATERIALS

A. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer, unless otherwise indicated.

B. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

C. Brazing Filler Metals: AWS A5.8, BCuP Series, copper-phosphorus alloys for joining copper with copper; or BAg-1, silver alloy for joining copper with bronze or steel.

D. Solvent Cements for Joining Plastic Piping:

1. CPVC Piping: ASTM F 493.
2. PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.

E. Gasket Material: Thickness, material, and type suitable for fluid to be handled and working temperatures and pressures.

2.3 TRANSITION FITTINGS

A. Plastic-to-Metal Transition Fittings:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Charlotte Pipe and Foundry Company.
b. IPEX Inc.
c. KBi.

2. CPVC and PVC one-piece fitting with one threaded brass or copper insert and one Schedule 80 solvent-cement-joint end.

B. Plastic-to-Metal Transition Unions:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Charlotte Pipe and Foundry Company.
b. IPEX Inc.
c. KBi.
d. NIBCO INC.

2. MSS SP-107, CPVC and PVC union. Include brass or copper end, Schedule 80 solvent-cement-joint end, rubber gasket, and threaded union.

2.4 DIELECTRIC FITTINGS

A. Description: Combination fitting of copper-alloy and ferrous materials with threaded, solder-joint, plain, or weld-neck end connections that match piping system materials.

B. Insulating Material: Suitable for system fluid, pressure, and temperature.

C. Dielectric Unions:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. Capitol Manufacturing Company.
    b. Central Plastics Company.
    c. Hart Industries International, Inc.
    d. Watts Regulator Co.; a division of Watts Water Technologies, Inc.
    e. Zurn Plumbing Products Group; AquaSpec Commercial Products Division.

PART 3 - EXECUTION

3.1 PIPING APPLICATIONS

A. Condensate-Drain Piping: Schedule 40 PVC plastic pipe and fittings and solvent-welded joints.

3.2 PIPING INSTALLATIONS

A. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicate piping locations and arrangements if such were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

B. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.

C. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

D. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

E. Install piping at indicated slopes.

F. Install piping free of sags and bends.

G. Install fittings for changes in direction and branch connections.

H. Install piping to allow application of insulation.

I. Select system components with pressure rating equal to or greater than system operating pressure.

J. Install piping at a uniform grade of 0.2 percent upward in direction of flow.

3.3 HANGERS AND SUPPORTS

A. Install the following pipe attachments:

1. Adjustable steel clevis hangers for individual horizontal piping less than 20 feet (6 m) long.

B. Plastic Piping Hanger Spacing: Space hangers according to pipe manufacturer's written instructions for service conditions. Avoid point loading. Space and install hangers with the fewest practical rigid anchor points.

3.4 PIPE JOINT CONSTRUCTION

A. Join pipe and fittings according to the following requirements and Division 23 Sections specifying piping systems.

B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

C. Plastic Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:

1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
2. PVC Pressure Piping: Join ASTM D 1785 schedule number, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule number PVC pipe and socket fittings according to ASTM D 2855.

END OF SECTION 232113

SECTION 232300 - REFRIGERANT PIPING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes refrigerant piping used for air-conditioning applications.

1.2 PERFORMANCE REQUIREMENTS

A. Line Test Pressure for Refrigerant R-410A:

1. Suction Lines for Air-Conditioning Applications: 300 psig.
2. Suction Lines for Heat-Pump Applications: 535 psig.
3. Hot-Gas and Liquid Lines: 535 psig.

1.3 SUBMITTALS

A. Product Data: For each type of valve and refrigerant piping specialty indicated. Include pressure drop based on manufacturer's test data.

B. Shop Drawings: Show layout of refrigerant piping and specialties, including pipe, tube, and fitting sizes, flow capacities, valve arrangements and locations, slopes of horizontal runs, oil traps, double risers, wall and floor penetrations, and equipment connection details. Show interface and spatial relationships between piping and equipment.

1. Refrigerant piping indicated on Drawings is schematic only. Size piping and design actual piping layout, including oil traps, double risers, specialties, and pipe and tube sizes to accommodate, as a minimum, equipment provided, elevation difference between compressor and evaporator, and length of piping to ensure proper operation and compliance with warranties of connected equipment.

C. Operation and maintenance data.

1.4 QUALITY ASSURANCE

A. Comply with ASHRAE 15, "Safety Code for Refrigeration Systems."

B. Comply with ASME B31.5, "Refrigeration Piping and Heat Transfer Components."

1.5 PRODUCT STORAGE AND HANDLING

A. Store piping in a clean and protected area with end caps in place to ensure that piping interior and exterior are clean when installed.

PART 2 - PRODUCTS

2.1 COPPER TUBE AND FITTINGS

A. Copper Tube: ASTM B 88, Type K or L.

B. Wrought-Copper Fittings: ASME B16.22.

C. Wrought-Copper Unions: ASME B16.22.

D. Solder Filler Metals: ASTM B 32. Use 95-5 tin antimony or alloy HB solder to join copper socket fittings on copper pipe.

E. Brazing Filler Metals: AWS A5.8.

F. Flexible Connectors:

1. Body: Tin-bronze bellows with woven, flexible, tinned-bronze-wire-reinforced protective jacket.
2. End Connections: Socket ends.
3. Offset Performance: Capable of minimum 3/4-inch misalignment in minimum 7-inch-long assembly.
4. Pressure Rating: Factory test at minimum 500 psig.
5. Maximum Operating Temperature: 250 deg F.

2.2 VALVES AND SPECIALTIES

A. Diaphragm Packless Valves:

1. Body and Bonnet: Forged brass or cast bronze; globe design with straight-through or angle pattern.
2. Diaphragm: Phosphor bronze and stainless steel with stainless-steel spring.
3. Operator: Rising stem and hand wheel.
4. Seat: Nylon.
5. End Connections: Socket, union, or flanged.
6. Working Pressure Rating: 500 psig.
7. Maximum Operating Temperature: 275 deg F.

B. Packed-Angle Valves:

1. Body and Bonnet: Forged brass or cast bronze.
2. Packing: Molded stem, back seating, and replaceable under pressure.
3. Operator: Rising stem.
4. Seat: Nonrotating, self-aligning polytetrafluoroethylene.
5. Seal Cap: Forged-brass or valox hex cap.
6. End Connections: Socket, union, threaded, or flanged.
7. Working Pressure Rating: 500 psig.
8. Maximum Operating Temperature: 275 deg F.

C. Check Valves:

1. Body: Ductile iron, forged brass, or cast bronze; globe pattern.
2. Bonnet: Bolted ductile iron, forged brass, or cast bronze; or brass hex plug.
3. Piston: Removable polytetrafluoroethylene seat.
4. Closing Spring: Stainless steel.
5. Manual Opening Stem: Seal cap, plated-steel stem, and graphite seal.
6. End Connections: Socket, union, threaded, or flanged.
7. Maximum Opening Pressure: 0.50 psig.
8. Working Pressure Rating: 500 psig.
9. Maximum Operating Temperature: 275 deg F.

D. Service Valves:

1. Body: Forged brass with brass cap including key end to remove core.
2. Core: Removable ball-type check valve with stainless-steel spring.
3. Seat: Polytetrafluoroethylene.
4. End Connections: Copper spring.
5. Working Pressure Rating: 500 psig.

E. Solenoid Valves: Comply with ARI 760 and UL 429; listed and labeled by an NRTL.

1. Body and Bonnet: Plated steel.
2. Solenoid Tube, Plunger, Closing Spring, and Seat Orifice: Stainless steel.
3. Seat: Polytetrafluoroethylene.
4. End Connections: Threaded.
5. Electrical: Molded, watertight coil in NEMA 250 enclosure of type required by location with 1/2-inch (16-GRC) conduit adapter, and 24-V ac coil.
6. Working Pressure Rating: 400 psig.
7. Maximum Operating Temperature: 240 deg F.
8. Manual operator.

F. Safety Relief Valves: Comply with ASME Boiler and Pressure Vessel Code; listed and labeled by an NRTL.

1. Body and Bonnet: Ductile iron and steel, with neoprene O-ring seal.
2. Piston, Closing Spring, and Seat Insert: Stainless steel.
3. Seat Disc: Polytetrafluoroethylene.
4. End Connections: Threaded.
5. Working Pressure Rating: 400 psig.
6. Maximum Operating Temperature: 240 deg F.

G. Thermostatic Expansion Valves: Comply with ARI 750.

1. Body, Bonnet, and Seal Cap: Forged brass or steel.
2. Diaphragm, Piston, Closing Spring, and Seat Insert: Stainless steel.
3. Packing and Gaskets: Non-asbestos.
4. Capillary and Bulb: Copper tubing filled with refrigerant charge.
5. Suction Temperature: 40 deg F.
6. Superheat: Adjustable.
7. End Connections: Socket, flare, or threaded union.
8. Working Pressure Rating: 700 psig.

H. Straight-Type Strainers:

1. Body: Welded steel with corrosion-resistant coating.
2. Screen: 100-mesh stainless steel.
3. End Connections: Socket or flare.
4. Working Pressure Rating: 500 psig.
5. Maximum Operating Temperature: 275 deg F.

I. Angle-Type Strainers:

1. Body: Forged brass or cast bronze.
2. Drain Plug: Brass hex plug.
3. Screen: 100-mesh monel.
4. End Connections: Socket or flare.
5. Working Pressure Rating: 500 psig.
6. Maximum Operating Temperature: 275 deg F.

J. Moisture/Liquid Indicators:

1. Body: Forged brass.
2. Window: Replaceable, clear, fused glass window with indicating element protected by filter screen.
3. Indicator: Color coded to show moisture content in ppm.
4. Minimum Moisture Indicator Sensitivity: Indicate moisture above 60 ppm.
5. End Connections: Socket or flare.
6. Working Pressure Rating: 500 psig.
7. Maximum Operating Temperature: 240 deg F.

K. Replaceable-Core Filter Dryers: Comply with ARI 730.

1. Body and Cover: Painted-steel shell with ductile-iron cover, stainless-steel screws, and neoprene gaskets.
2. Filter Media: 10 micron, pleated with integral end rings; stainless-steel support.
3. Desiccant Media: Activated alumina.
4. End Connections: Socket.
5. Access Ports: NPS 1/4 connections at entering and leaving sides for pressure differential measurement.
6. Maximum Pressure Loss: 2 psig.
7. Rated Flow: Per tons scheduled.
8. Working Pressure Rating: 500 psig.
9. Maximum Operating Temperature: 240 deg F.

L. Permanent Filter Dryers: Comply with ARI 730.

1. Body and Cover: Painted-steel shell.
2. Filter Media: 10 micron, pleated with integral end rings; stainless-steel support.
3. Desiccant Media: Activated alumina.
4. End Connections: Socket.
5. Access Ports: NPS 1/4 connections at entering and leaving sides for pressure differential measurement.
6. Maximum Pressure Loss: 2 psig.

7. Rated Flow: Per tons scheduled.
8. Working Pressure Rating: 500 psig.
9. Maximum Operating Temperature: 240 deg F.

M. Liquid Accumulators: Comply with ARI 495.

1. Body: Welded steel with corrosion-resistant coating.
2. End Connections: Socket or threaded.
3. Working Pressure Rating: 500 psig.
4. Maximum Operating Temperature: 275 deg F.

2.3 REFRIGERANTS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Atofina Chemicals, Inc.
2. DuPont Company; Fluorochemicals Div.
3. Honeywell, Inc.; Genetron Refrigerants.
4. INEOS Fluor Americas LLC.

B. ASHRAE 34, R-22: Monochlorodifluoromethane.

C. ASHRAE 34, R-410A: Pentafluoroethane/Difluoromethane.

PART 3 - EXECUTION

3.1 PIPING APPLICATIONS

A. Suction Lines NPS 1-1/2 and Smaller for Conventional Air-Conditioning Applications: Copper, Type ACR, annealed-temper tubing and wrought-copper fittings with brazed or soldered joints.

B. Suction Lines NPS 2 to NPS 4 for Conventional Air-Conditioning Applications: Copper, Type L, drawn-temper tubing and wrought-copper fittings with brazed or soldered joints.

C. Hot-Gas and Liquid Lines, and Suction Lines for Heat-Pump Applications: Copper, Type L, drawn-temper tubing and wrought-copper fittings with soldered joints.

D. Safety-Relief-Valve Discharge Piping: Copper, Type ACR, drawn-temper tubing and wrought-copper fittings with soldered joints.

3.2 VALVE AND SPECIALTY APPLICATIONS

A. Install diaphragm packless valves in suction and discharge lines of compressor.

B. Install service valves for gage taps at strainers if they are not an integral part of strainers.

C. Install a check valve at the compressor discharge and a liquid accumulator at the compressor suction connection.

D. Except as otherwise indicated, install diaphragm packless valves on inlet and outlet side of filter dryers.

E. Install a full-sized, three-valve bypass around filter dryers.

F. Install thermostatic expansion valves as close as possible to distributors on evaporators.

1. Install valve so diaphragm case is warmer than bulb.

G. Install safety relief valves where required by ASME Boiler and Pressure Vessel Code. Pipe safety-relief-valve discharge line to outside according to ASHRAE 15.

H. Install moisture/liquid indicators in liquid line at the inlet of the thermostatic expansion valve or at the inlet of the evaporator coil capillary tube.

I. Install strainers upstream from and adjacent to the following unless they are furnished as an integral assembly for device being protected:

1. Solenoid valves.
2. Thermostatic expansion valves.
3. Compressor.

J. Install filter dryers in liquid line between compressor and thermostatic expansion valve, and in the suction line at the compressor.

K. Install flexible connectors at compressors.

3.3 PIPING INSTALLATION

A. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems; indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Shop Drawings.

B. Install refrigerant piping according to ASHRAE 15.

C. Install piping in concealed locations unless otherwise indicated and except in equipment rooms and service areas.

D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

F. Install piping adjacent to machines to allow service and maintenance.

G. Install piping free of sags and bends.

H. Install fittings for changes in direction and branch connections.

I. Select system components with pressure rating equal to or greater than system operating pressure.

J. Install piping as short and direct as possible, with a minimum number of joints, elbows, and fittings.

K. Arrange piping to allow inspection and service of refrigeration equipment. Install valves and specialties in accessible locations to allow for service and inspection. Install access doors or panels as specified in Division 08 Section "Access Doors and Frames" if valves or equipment requiring maintenance is concealed behind finished surfaces.

L. Install refrigerant piping in protective conduit where installed belowground.

M. Install refrigerant piping in rigid or flexible conduit in locations where exposed to mechanical injury.

N. Slope refrigerant piping as follows:

1. Install horizontal hot-gas discharge piping with a uniform slope downward away from compressor.
2. Install horizontal suction lines with a uniform slope downward to compressor.
3. Install traps and double risers to entrain oil in vertical runs.
4. Liquid lines may be installed level.

O. When brazing or soldering, remove solenoid-valve coils and sight glasses; also remove valve stems, seats, and packing, and accessible internal parts of refrigerant specialties. Do not apply heat near expansion-valve bulb.

P. Install pipe sleeves at penetrations in exterior walls and floor assemblies.

Q. Seal penetrations through fire and smoke barriers according to Division 7 Section "Penetration Firestopping."

R. Install piping with adequate clearance between pipe and adjacent walls and hangers or between pipes for insulation installation.

S. Install sleeves through floors, walls, or ceilings, sized to permit installation of full-thickness insulation.

T. Seal pipe penetrations through exterior walls according to Division 7 Section "Joint Sealants" for materials and methods.

3.4 PIPE JOINT CONSTRUCTION

A. Soldered Joints: Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook."

B. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," Chapter "Pipe and Tube."

1. Use Type BcuP, copper-phosphorus alloy for joining copper socket fittings with copper pipe.
2. Use Type BAg, cadmium-free silver alloy for joining copper with bronze or steel.

3.5 HANGERS AND SUPPORTS

A. Hanger, support, and anchor products are specified in Division 23 Section "Hangers and Supports for HVAC Piping And Equipment."

B. Install the following pipe attachments:

1. Adjustable steel clevis hangers for individual horizontal runs less than 20 feet (6 m) long.
2. Roller hangers and spring hangers for individual horizontal runs 20 feet (6 m) or longer.
3. Pipe Roller: MSS SP-58, Type 44 for multiple horizontal piping 20 feet (6 m) or longer, supported on a trapeze.
4. Spring hangers to support vertical runs.
5. Copper-clad hangers and supports for hangers and supports in direct contact with copper pipe.

C. Install hangers for copper tubing with the following maximum spacing and minimum rod sizes:

1. NPS 1/2: Maximum span, 60 inches; minimum rod size, 1/4 inch.
2. NPS 5/8: Maximum span, 60 inches; minimum rod size, 1/4 inch.
3. NPS 1: Maximum span, 72 inches; minimum rod size, 1/4 inch.
4. NPS 1-1/4: Maximum span, 96 inches; minimum rod size, 3/8 inch.
5. NPS 1-1/2: Maximum span, 96 inches; minimum rod size, 3/8 inch.
6. NPS 2: Maximum span, 96 inches; minimum rod size, 3/8 inch.
7. NPS 2-1/2: Maximum span, 108 inches; minimum rod size, 3/8 inch.
8. NPS 3: Maximum span, 10 feet; minimum rod size, 3/8 inch.
9. NPS 4: Maximum span, 12 feet; minimum rod size, 1/2 inch.

D. Support multifloor vertical runs at least at each floor.

3.6 FIELD QUALITY CONTROL

A. Perform tests and inspections and prepare test reports.

B. Tests and Inspections:

1. Comply with ASME B31.5, Chapter VI.
2. Test refrigerant piping and specialties. Isolate compressor, condenser, evaporator, and safety devices from test pressure if they are not rated above the test pressure.
3. Test high- and low-pressure side piping of each system separately at not less than the pressures indicated in Part 1 "Performance Requirements" Article.

    a. Fill system with nitrogen to the required test pressure.
    b. System shall maintain test pressure at the manifold gage throughout duration of test.

c. Test joints and fittings with electronic leak detector or by brushing a small amount of soap and glycerin solution over joints.
d. Remake leaking joints using new materials, and retest until satisfactory results are achieved.

3.7 SYSTEM CHARGING

A. Charge system using the following procedures:

1. Install core in filter dryers after leak test but before evacuation.
2. Evacuate entire refrigerant system with a vacuum pump to 500 micrometers. If vacuum holds for 12 hours, system is ready for charging.
3. Break vacuum with refrigerant gas, allowing pressure to build up to 2 psig.
4. Charge system with a new filter-dryer core in charging line.

3.8 ADJUSTING

A. Adjust thermostatic expansion valve to obtain proper evaporator superheat.

B. Adjust high- and low-pressure switch settings to avoid short cycling in response to fluctuating suction pressure.

C. Adjust set-point temperature of air-conditioning or chilled-water controllers to the system design temperature.

D. Perform the following adjustments before operating the refrigeration system, according to manufacturer's written instructions:

1. Open shutoff valves in condenser water circuit.
2. Verify that compressor oil level is correct.
3. Open compressor suction and discharge valves.
4. Open refrigerant valves except bypass valves that are used for other purposes.
5. Check open compressor-motor alignment and verify lubrication for motors and bearings.

E. Replace core of replaceable filter dryer after system has been adjusted and after design flow rates and pressures are established.

END OF SECTION 232300

SECTION 233113 - METAL DUCTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Rectangular ducts and fittings.
2. Round ducts and fittings.
3. Sheet metal materials.
4. Sealants and gaskets.
5. Hangers and supports.

B. Related Sections:

1. Division 23 Section "Testing, Adjusting, and Balancing for HVAC" for testing, adjusting, and balancing requirements for metal ducts.
2. Division 23 Section "Air Duct Accessories" for dampers, sound-control devices, duct-mounting access doors and panels, turning vanes, and flexible ducts.

1.2 PERFORMANCE REQUIREMENTS

A. Delegated Duct Design: Duct construction, including sheet metal thicknesses, seam and joint construction, reinforcements, and hangers and supports, shall comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" and performance requirements and design criteria indicated.

B. Structural Performance: Duct hangers and supports shall withstand the effects of gravity loads and stresses within limits and under conditions described in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings:

1. Fabrication, assembly, and installation, including plans, elevations, sections, components, and attachments to other work.
2. Factory- and shop-fabricated ducts and fittings.
3. Duct layout indicating sizes, configuration, and static-pressure classes.
4. Elevation of top of ducts.
5. Dimensions of main duct runs from building grid lines.
6. Fittings.
7. Reinforcement and spacing.
8. Seam and joint construction.

9. Penetrations through fire-rated and other partitions.
10. Equipment installation based on equipment being used on Project.
11. Locations for duct accessories, including dampers, turning vanes, and access doors and panels.
12. Hangers and supports, including methods for duct and building attachment, and vibration isolation.

C. Delegated-Design Submittal:

1. Sheet metal thicknesses.
2. Joint and seam construction and sealing.
3. Reinforcement details and spacing.
4. Materials, fabrication, assembly, and spacing of hangers and supports.

D. Coordination Drawings: Plans, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:

1. Duct installation in congested spaces, indicating coordination with general construction, building components, and other building services. Indicate proposed changes to duct layout.
2. Suspended ceiling components.
3. Structural members to which duct will be attached.
4. Size and location of initial access modules for acoustical tile.
5. Penetrations of smoke barriers and fire-rated construction.
6. Items penetrating finished ceiling including the following:

   a. Lighting fixtures.
   b. Air outlets and inlets.
   c. Speakers.
   d. Sprinklers.
   e. Access panels.
   f. Perimeter moldings.

E. Welding certificates.

1.4 QUALITY ASSURANCE

A. Welding Qualifications: Qualify procedures and personnel according to AWS D9.1M/D9.1, "Sheet Metal Welding Code," for duct joint and seam welding.

B. Welding Qualifications: Qualify procedures and personnel according to the following:
1. AWS D9.1M/D9.1, "Sheet Metal Welding Code," for duct joint and seam welding.

PART 2 - PRODUCTS

2.1 RECTANGULAR DUCTS AND FITTINGS

A. General Fabrication Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.

B. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-4, "Transverse (Girth) Joints," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

C. Longitudinal Seams: Select seam types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-5, "Longitudinal Seams - Rectangular Ducts," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

D. Elbows, Transitions, Offsets, Branch Connections, and Other Duct Construction: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 2, "Fittings and Other Construction," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

2.2 ROUND DUCTS AND FITTINGS

A. General Fabrication Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 3, "Round, Oval, and Flexible Duct," based on indicated static-pressure class unless otherwise indicated.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Lindab Inc.
b. McGill AirFlow LLC.
c. SEMCO Incorporated.
d. Sheet Metal Connectors, Inc.
e. Spiral Manufacturing Co., Inc.

B. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-2, "Transverse Joints - Round Duct," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

1. Transverse Joints in Ducts Larger Than 60 Inches in Diameter: Flanged.

C. Longitudinal Seams: Select seam types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-1, "Seams - Round Duct and Fittings," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

1. Fabricate round ducts larger Than 90 inches in diameter with butt-welded longitudinal seams.

D. Tees and Laterals: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-4, "90 Degree Tees and Laterals," and Figure 3-5, "Conical Tees," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

2.3 SHEET METAL MATERIALS

A. General Material Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.

B. Galvanized Sheet Steel: Comply with ASTM A 653/A 653M.

1. Galvanized Coating Designation: G60.
2. Finishes for Surfaces Exposed to View: Mill phosphatized.

C. Carbon-Steel Sheets: Comply with ASTM A 1008/A 1008M, with oiled, matte finish for exposed ducts.

D. Stainless-Steel Sheets: Comply with ASTM A 480/A 480M, Type 304 or 316, as indicated in the "Duct Schedule" Article; cold rolled, annealed, sheet. Exposed surface finish shall be No. 2B, No. 2D, No. 3, or No. 4 as indicated in the "Duct Schedule" Article.

E. Aluminum Sheets: Comply with ASTM B 209 Alloy 3003, H14 temper; with mill finish for concealed ducts, and standard, one-side bright finish for duct surfaces exposed to view.

F. Reinforcement Shapes and Plates: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

1. Where black- and galvanized-steel shapes and plates are used to reinforce aluminum ducts, isolate the different metals with butyl rubber, neoprene, or EPDM gasket materials.

G. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for lengths 36 inches or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

2.4 SEALANT AND GASKETS

A. General Sealant and Gasket Requirements: Surface-burning characteristics for sealants and gaskets shall be a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723; certified by an NRTL.

B. Two-Part Tape Sealing System:

1. Tape: Woven cotton fiber impregnated with mineral gypsum and modified acrylic/silicone activator to react exothermically with tape to form hard, durable, airtight seal.
2. Tape Width: 3 inches.
3. Sealant: Modified styrene acrylic.
4. Water resistant.
5. Mold and mildew resistant.
6. Maximum Static-Pressure Class: 10-inch wg, positive and negative.
7. Service: Indoor and outdoor.
8. Service Temperature: Minus 40 to plus 200 deg F.
9. Substrate: Compatible with galvanized sheet steel (both PVC coated and bare), stainless steel, or aluminum.

C. Water-Based Joint and Seam Sealant:

1. Application Method: Brush on.
2. Solids Content: Minimum 65 percent.
3. Shore A Hardness: Minimum 20.
4. Water resistant.
5. Mold and mildew resistant.
6. VOC: Maximum 75 g/L (less water).
7. Maximum Static-Pressure Class: 10-inch wg, positive and negative.
8. Service: Indoor or outdoor.
9. Substrate: Compatible with galvanized sheet steel (both PVC coated and bare), stainless steel, or aluminum sheets.

D. Flanged Joint Sealant: Comply with ASTM C 920.

1. General: Single-component, acid-curing, silicone, elastomeric.
2. Type: S.
3. Grade: NS.
4. Class: 25.
5. Use: O.

E. Flange Gaskets: Butyl rubber, neoprene, or EPDM polymer with polyisobutylene plasticizer.

F. Round Duct Joint O-Ring Seals:

1. Seal shall provide maximum leakage class of 3 cfm/100 sq. ft. at 1-inch wg and shall be rated for 10-inch wg static-pressure class, positive or negative.
2. EPDM O-ring to seal in concave bead in coupling or fitting spigot.
3. Double-lipped, EPDM O-ring seal, mechanically fastened to factory-fabricated couplings and fitting spigots.

2.5 HANGERS AND SUPPORTS

A. Hanger Rods for Noncorrosive Environments: Cadmium-plated steel rods and nuts.

B. Hanger Rods for Corrosive Environments: Electrogalvanized, all-thread rods or galvanized rods with threads painted with zinc-chromate primer after installation.

C. Strap and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Table 4-1, "Rectangular Duct Hangers Minimum Size," and Table 4-2, "Minimum Hanger Sizes for Round Duct."

D. Steel Cables for Galvanized-Steel Ducts: Galvanized steel complying with ASTM A 603.

E. Steel Cables for Stainless-Steel Ducts: Stainless steel complying with ASTM A 492.

F. Steel Cable End Connections: Cadmium-plated steel assemblies with brackets, swivel, and bolts designed for duct hanger service; with an automatic-locking and clamping device.

G. Duct Attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.

H. Trapeze and Riser Supports:

1. Supports for Galvanized-Steel Ducts: Galvanized-steel shapes and plates.
2. Supports for Stainless-Steel Ducts: Stainless-steel shapes and plates.
3. Supports for Aluminum Ducts: Aluminum or galvanized steel coated with zinc chromate.

PART 3 - EXECUTION

3.1 DUCT INSTALLATION

A. Drawing plans, schematics, and diagrams indicate general location and arrangement of duct system. Indicated duct locations, configurations, and arrangements were used to size ducts and calculate friction loss for air-handling equipment sizing and for other design considerations. Install duct systems as indicated unless deviations to layout are approved on Shop Drawings and Coordination Drawings.

B. Install ducts according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" unless otherwise indicated.

C. Install round ducts in maximum practical lengths.

D. Install ducts with fewest possible joints.

E. Install factory- or shop-fabricated fittings for changes in direction, size, and shape and for branch connections.

F. Unless otherwise indicated, install ducts vertically and horizontally, and parallel and perpendicular to building lines.

G. Install ducts close to walls, overhead construction, columns, and other structural and permanent enclosure elements of building.

H. Install ducts with a clearance of 1 inch, plus allowance for insulation thickness.

I. Route ducts to avoid passing through transformer vaults and electrical equipment rooms and enclosures.

J. Where ducts pass through non-fire-rated interior partitions and exterior walls and are exposed to view, cover the opening between the partition and duct or duct insulation with sheet metal flanges of same metal thickness as the duct. Overlap openings on four sides by at least 1-1/2 inches.

K. Where ducts pass through fire-rated interior partitions and exterior walls, install fire dampers. Comply with requirements in Division 23 Section "Duct Accessories" for fire and smoke dampers.

L. Protect duct interiors from moisture, construction debris and dust, and other foreign materials. Comply with SMACNA's "Duct Cleanliness for New Construction Guidelines."

3.2 INSTALLATION OF EXPOSED DUCTWORK

A. Protect ducts exposed in finished spaces from being dented, scratched, or damaged.

B. Trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.

C. Grind welds to provide smooth surface free of burrs, sharp edges, and weld splatter. When welding stainless steel with a No. 3 or 4 finish, grind the welds flush, polish the exposed welds, and treat the welds to remove discoloration caused by welding.

D. Maintain consistency, symmetry, and uniformity in the arrangement and fabrication of fittings, hangers and supports, duct accessories, and air outlets.

E. Repair or replace damaged sections and finished work that does not comply with these requirements.

3.3 DUCT SEALING

A. Seal ducts for duct static-pressure, seal classes, and leakage classes specified in “Duct Schedule” Article according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

3.4 HANGER AND SUPPORT INSTALLATION

A. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 4, "Hangers and Supports."

A. Building Attachments: Concrete inserts, powder-actuated fasteners, or structural-steel fasteners appropriate for construction materials to which hangers are being attached.

B. Hanger Spacing: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Table 4-1, "Rectangular Duct Hangers Minimum Size," and Table 4-2, "Minimum Hanger Sizes for Round Duct," for maximum hanger spacing; install hangers and supports within 24 inches of each elbow and within 48 inches of each branch intersection.

C. Hangers Exposed to View: Threaded rod and angle or channel supports.

D. Support vertical ducts with steel angles or channel secured to the sides of the duct with welds, bolts, sheet metal screws, or blind rivets; support at each floor and at a maximum intervals of 16 feet.

E. Install upper attachments to structures. Select and size upper attachments with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used.

3.5 CONNECTIONS

A. Make connections to equipment with flexible connectors complying with Division 23 Section "Air Duct Accessories."

B. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for branch, outlet and inlet, and terminal unit connections.

3.6 START UP

A. Air Balance: Comply with requirements in Division 23 Section "Testing, Adjusting, and Balancing for HVAC."

3.7 DUCT SCHEDULE

A. Fabricate ducts with galvanized sheet steel.

1. Ducts Connected to Fan Coil Units, Furnaces, Heat Pumps, and Terminal Units:

    a. Pressure Class: Positive 1-inch wg minimum 24-gauge.
    b. Minimum SMACNA Seal Class: C.
    c. SMACNA Leakage Class for Rectangular: 24.
    d. SMACNA Leakage Class for Round and Flat Oval: 12.

2. Ducts Connected to Equipment Not Listed Above:

    a. Pressure Class: Positive 1-inch wg minimum 24-gauge.
    b. Minimum SMACNA Seal Class: C.
    c. SMACNA Leakage Class for Rectangular: 24.
    d. SMACNA Leakage Class for Round and Flat Oval: 12.

B. Exhaust Ducts:

1. Ducts Connected to Fans Exhausting (ASHRAE 62.1, Class 1 and 2) Air:

    a. Pressure Class: Positive 1-inch wg minimum 24-gauge.
    b. Minimum SMACNA Seal Class: C.
    c. SMACNA Leakage Class for Rectangular: 24.
    d. SMACNA Leakage Class for Round and Flat Oval: 12.

2. Ducts Connected to Equipment Not Listed Above:

    a. Pressure Class: Positive or negative 2-inch wg.
    b. Minimum SMACNA Seal Class: B.
    c. SMACNA Leakage Class for Rectangular: 12.
    d. SMACNA Leakage Class for Round and Flat Oval: 6.

C. Outdoor-Air (Not Filtered, Heated, or Cooled) Ducts:

1. Ducts Connected to Fan Coil Units, Furnaces, Heat Pumps, and Terminal Units:

    a. Pressure Class: Positive or negative 2-inch wg.
    b. Minimum SMACNA Seal Class: B.
    c. SMACNA Leakage Class for Rectangular: 12.
    d. SMACNA Leakage Class for Round and Flat Oval: 6.

D. Intermediate Reinforcement:

1. Galvanized-Steel Ducts: Galvanized steel.
2. Stainless-Steel Ducts: Galvanized steel.
3. Aluminum Ducts: Aluminum or galvanized sheet steel coated with zinc chromate.

E. Elbow Configuration:

1. Rectangular Duct: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 2-2, "Rectangular Elbows."

    a. Velocity 1000 fpm or Lower:

        1) Radius Type RE 1 with minimum 0.5 radius-to-diameter ratio.
        2) Mitered Type RE 4 without vanes.

    b. Velocity 1000 to 1500 fpm:

        1) Radius Type RE 1 with minimum 1.0 radius-to-diameter ratio.
        2) Radius Type RE 3 with minimum 0.5 radius-to-diameter ratio and two vanes.
        3) Mitered Type RE 2 with vanes complying with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 2-3, "Vanes and Vane Runners," and Figure 2-4, "Vane Support in Elbows."

    c. Velocity 1500 fpm or Higher:

        1) Radius Type RE 1 with minimum 1.5 radius-to-diameter ratio.

2) Radius Type RE 3 with minimum 1.0 radius-to-diameter ratio and two vanes.
3) Mitered Type RE 2 with vanes complying with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 2-3, "Vanes and Vane Runners," and Figure 2-4, "Vane Support in Elbows."

2. Round Duct: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-3, "Round Duct Elbows."

a. Minimum Radius-to-Diameter Ratio and Elbow Segments: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Table 3-1, "Mitered Elbows." Elbows with less than 90-degree change of direction have proportionately fewer segments.

1) Velocity 1000 fpm or Lower: 0.5 radius-to-diameter ratio and three segments for 90-degree elbow.
2) Velocity 1000 to 1500 fpm: 1.0 radius-to-diameter ratio and four segments for 90-degree elbow.
3) Velocity 1500 fpm or Higher: 1.5 radius-to-diameter ratio and five segments for 90-degree elbow.

b. Round Elbows, 12 Inches and Smaller in Diameter: Stamped or pleated.
c. Round Elbows, 14 Inches and Larger in Diameter: Standing seam.

F. Branch Configuration:

1. Rectangular Duct: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 2-6, "Branch Connections."

a. Rectangular Main to Rectangular Branch: 45-degree entry.
b. Rectangular Main to Round Branch: Spin in.

2. Round: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-4, "90 Degree Tees and Laterals," and Figure 3-5, "Conical Tees." Saddle taps are permitted in existing duct.

a. Velocity 1000 fpm or Lower: 90-degree tap.
b. Velocity 1000 to 1500 fpm: Conical tap.
c. Velocity 1500 fpm or Higher: 45-degree lateral.

END OF SECTION 233113

SECTION 233300 - AIR DUCT ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Backdraft and pressure relief dampers.
2. Manual volume dampers.
3. Control dampers.
4. Fire dampers.
5. Ceiling Dampers
6. Smoke dampers.
7. Flange connectors.
8. Turning vanes.
9. Duct-mounted access doors.
10. Flexible connectors.
11. Flexible ducts.
12. Duct accessory hardware.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

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

1. Detail duct accessories fabrication and installation in ducts and other construction. Include dimensions, weights, loads, and required clearances; and method of field assembly into duct systems and other construction. Include the following:

a. Special fittings.
b. Manual volume damper installations.
c. Control damper installations.
d. Fire-damper and smoke-damper installations, including sleeves; and duct-mounted access doors.
e. Wiring Diagrams: For power, signal, and control wiring.

C. Operation and maintenance data.

1.3 QUALITY ASSURANCE

A. Comply with NFPA 90A, "Installation of Air Conditioning and Ventilating Systems," and with NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems."

B. Comply with AMCA 500-D testing for damper rating.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.

B. Galvanized Sheet Steel: Comply with ASTM A 653/A 653M.

1. Galvanized Coating Designation: G60.
2. Exposed-Surface Finish: Mill phosphatized.

C. Stainless-Steel Sheets: Comply with ASTM A 480/A 480M, Type 304, and having a No. 2 <Insert finish designation> finish for concealed ducts and No. 4 finish for exposed ducts.

D. Aluminum Sheets: Comply with ASTM B 209, Alloy 3003, Temper H14; with mill finish for concealed ducts and standard, 1-side bright finish for exposed ducts.

E. Extruded Aluminum: Comply with ASTM B 221, Alloy 6063, Temper T6.

F. Reinforcement Shapes and Plates: Galvanized-steel reinforcement where installed on galvanized sheet metal ducts; compatible materials for aluminum and stainless-steel ducts.

G. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for lengths 36 inches or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

2.2 BACKDRAFT AND PRESSURE RELIEF DAMPERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Air Balance Inc.; a division of Mestek, Inc.
2. American Warming and Ventilating; a division of Mestek, Inc.
3. Cesco Products; a division of Mestek, Inc.
4. Duro Dyne Inc.
5. Greenheck Fan Corporation.
6. Lloyd Industries, Inc.
7. Nailor Industries Inc.
8. NCA Manufacturing, Inc.
9. Pottorff; a division of PCI Industries, Inc.
10. Ruskin Company.
11. SEMCO Incorporated.
12. Vent Products Company, Inc.

B. Description: Gravity balanced.

C. Maximum Air Velocity: 3000 fpm.

D. Maximum System Pressure: 1-inch wg.

E. Frame: 0.052-inch-thick, galvanized sheet steel, with welded corners and mounting flange.

F. Blades: Multiple single-piece blades, center-pivoted, maximum 6-inch width, 0.025-inch-thick, roll-formed aluminum noncombustible, tear-resistant, neoprene-coated fiberglass with sealed edges.

G. Blade Action: Parallel.

H. Blade Seals: Neoprene, mechanically locked.

I. Blade Axles:

1. Material: Nonferrous metal.
2. Diameter: 0.20 inch.

J. Tie Bars and Brackets: Aluminum.

K. Return Spring: Adjustable tension.

L. Bearings: Steel ball or synthetic pivot bushings.

M. Accessories:

1. Adjustment device to permit setting for varying differential static pressure.
2. Counterweights and spring-assist kits for vertical airflow installations.
3. Electric actuators.
4. Chain pulls.
5. Screen Mounting: Front mounted in sleeve.

a. Sleeve Thickness: 20-gage minimum.
b. Sleeve Length: 6 inches minimum.

6. Screen Mounting: Rear mounted.
7. Screen Material: Aluminum.
8. Screen Type: Insect.
9. 90-degree stops.

2.3 MANUAL VOLUME DAMPERS

A. Standard, Steel, Manual Volume Dampers:

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

a. Air Balance Inc.; a division of Mestek, Inc.
b. American Warming and Ventilating; a division of Mestek, Inc.
c. Flexmaster U.S.A., Inc.
d. McGill AirFlow LLC.
e. METALAIRE, Inc.

f. Nailor Industries Inc.
g. Pottorff; a division of PCI Industries, Inc.
h. Ruskin Company.
i. Trox USA Inc.
j. Vent Products Company, Inc.

2. Standard leakage rating, with linkage outside airstream.
3. Suitable for horizontal or vertical applications.
4. Frames:

a. Hat-shaped, galvanized-steel channels, 0.064-inch minimum thickness.
b. Mitered and welded corners.
c. Flanges for attaching to walls and flangeless frames for installing in ducts.

5. Blades:

a. Multiple or single blade.
b. Parallel- or opposed-blade design.
c. Stiffen damper blades for stability.
d. Galvanized-steel, 0.064 inch thick.

6. Blade Axles: Galvanized steel.
7. Bearings:

a. Oil-impregnated bronze.
b. Dampers in ducts with pressure classes of 3-inch wg or less shall have axles full length of damper blades and bearings at both ends of operating shaft.

8. Tie Bars and Brackets: Galvanized steel.

B. Standard, Aluminum, Manual Volume Dampers:

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

a. Air Balance Inc.; a division of Mestek, Inc.
b. American Warming and Ventilating; a division of Mestek, Inc.
c. Flexmaster U.S.A., Inc.
d. McGill AirFlow LLC.
e. METALAIRE, Inc.
f. Nailor Industries Inc.
g. Pottorff; a division of PCI Industries, Inc.
h. Ruskin Company.
i. Trox USA Inc.
j. Vent Products Company, Inc.

2. Standard leakage rating, with linkage outside airstream.
3. Suitable for horizontal or vertical applications.
4. Frames: Hat-shaped, 0.10-inch-thick, aluminum sheet channels; frames with flanges for attaching to walls and flangeless frames for installing in ducts.
5. Blades:

a. Multiple or single blade.
b. Parallel- or opposed-blade design.
c. Stiffen damper blades for stability.
d. Extruded-Aluminum Blades: 0.050-inch-thick extruded aluminum.

6. Blade Axles: Galvanized steel.
7. Bearings:

a. Oil-impregnated bronze.
b. Dampers in ducts with pressure classes of 3-inch wg or less shall have axles full length of damper blades and bearings at both ends of operating shaft.

8. Tie Bars and Brackets: Aluminum.

C. Jackshaft:

1. Size: 1-inch diameter.
2. Material: Galvanized-steel pipe rotating within pipe-bearing assembly mounted on supports at each mullion and at each end of multiple-damper assemblies.
3. Length and Number of Mountings: As required to connect linkage of each damper in multiple-damper assembly.

D. Damper Hardware:

1. Zinc-plated, die-cast core with dial and handle made of 3/32-inch-thick zinc-plated steel, and a 3/4-inch (19-mm) hexagon locking nut.
2. Include center hole to suit damper operating-rod size.
3. Include elevated platform for insulated duct mounting.

2.4 REMOTE DAMPER OPERATORS

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

1. Pottorff; a division of PCI Industries, Inc.
2. Ventfabrics, Inc.
3. Young Regulator Company.

B. Description: Cable system designed for remote manual damper adjustment.

C. Tubing: Brass.

D. Cable: Stainless steel.

E. Wall-Box Mounting: Recessed, 3/4 inches deep.

F. Wall-Box Cover-Plate Material: Steel.

2.5 CONTROL DAMPERS

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

1. American Warming and Ventilating; a division of Mestek, Inc.
2. Arrow United Industries; a division of Mestek, Inc.
3. Cesco Products; a division of Mestek, Inc.
4. Duro Dyne Inc.
5. Flexmaster U.S.A., Inc.
6. Greenheck Fan Corporation.
7. Lloyd Industries, Inc.
8. M&I Air Systems Engineering; Division of M&I Heat Transfer Products Ltd.
9. McGill AirFlow LLC.
10. METALAIRE, Inc.
11. Metal Form Manufacturing, Inc.
12. Nailor Industries Inc.
13. NCA Manufacturing, Inc.
14. Ruskin Company.
15. Vent Products Company, Inc.
16. Young Regulator Company.

B. Low-leakage rating**,** with linkage outside airstream, and bearing AMCA's Certified Ratings Seal for both air performance and air leakage.

C. Frames:

1. U shaped.
2. Galvanized-steel channels, 0.064 inch thick.
3. Mitered and welded corners.

D. Blades:

1. Multiple blade with maximum blade width of 8 inches.
2. Opposed-blade design.
3. Galvanized steel.
4. 0.064 inch thick.
5. Blade Edging: Closed-cell neoprene edging.
6. Blade Edging: Inflatable seal blade edging, or replaceable rubber seals.

E. Blade Axles: 1/2-inch-diameter; galvanized steel; blade-linkage hardware of zinc-plated steel and brass; ends sealed against blade bearings.

1. Operating Temperature Range: From minus 40 to plus 200 deg F.

F. Bearings:

1. Oil-impregnated bronze.
2. Dampers in ducts with pressure classes of 3-inch wg or less shall have axles full length of damper blades and bearings at both ends of operating shaft.
3. Thrust bearings at each end of every blade.

2.6 FIRE DAMPERS

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

1. Air Balance Inc.; a division of Mestek, Inc.
2. Arrow United Industries; a division of Mestek, Inc.
3. Cesco Products; a division of Mestek, Inc.
4. Greenheck Fan Corporation.
5. McGill AirFlow LLC.
6. METALAIRE, Inc.
7. Nailor Industries Inc.
8. NCA Manufacturing, Inc.
9. PHL, Inc.
10. Pottorff; a division of PCI Industries, Inc.
11. Prefco; Perfect Air Control, Inc.
12. Ruskin Company.
13. Vent Products Company, Inc.
14. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Type: Static and dynamic; rated and labeled according to UL 555 by an NRTL.

C. Closing rating in ducts up to 4-inch wg static pressure class and minimum 4000-fpm velocity.

D. Fire Rating: 1-1/2hours.

E. Frame: Curtain type with blades outside airstream; fabricated with roll-formed, 0.034-inch-thick galvanized steel; with mitered and interlocking corners.

F. Mounting Sleeve: Factory- or field-installed, galvanized sheet steel.

1. Minimum Thickness: 0.052 or 0.138 inch thick, as indicated, and of length to suit application.
2. Exception: Omit sleeve where damper-frame width permits direct attachment of perimeter mounting angles on each side of wall or floor; thickness of damper frame must comply with sleeve requirements.

G. Mounting Orientation: Vertical or horizontal as indicated.

H. Blades: Roll-formed, interlocking, 0.034-inch-thick, galvanized sheet steel. In place of interlocking blades, use full-length, 0.034-inch-thick, galvanized-steel blade connectors.

I. Horizontal Dampers: Include blade lock and stainless-steel closure spring.

J. Heat-Responsive Device: Replaceable, 165 deg F rated, fusible links.

K. Heat-Responsive Device: Electric resettable link and switch package, factory installed, 165 deg F rated.

2.7 CEILING DAMPERS

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

1. Air Balance Inc.; a division of Mestek, Inc.
2. Cesco Products; a division of Mestek, Inc.
3. McGill AirFlow LLC.
4. METALAIRE, Inc.
5. Nailor Industries Inc.
6. Prefco; Perfect Air Control, Inc.
7. Ruskin Company.
8. Vent Products Company, Inc.
9. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. General Requirements:

1. Labeled according to UL 555C by an NRTL.
2. Comply with construction details for tested floor- and roof-ceiling assemblies as indicated in UL's "Fire Resistance Directory."

C. Frame: Galvanized sheet steel, round or rectangular, style to suit ceiling construction.

D. Blades: Galvanized sheet steel with refractory insulation.

E. Heat-Responsive Device: Replaceable, 165 deg F rated, fusible links.

F. Fire Rating: 2 hours.

2.8 SMOKE DAMPERS

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

1. Air Balance Inc.; a division of Mestek, Inc.
2. Cesco Products; a division of Mestek, Inc.
3. Greenheck Fan Corporation.
4. Nailor Industries Inc.
5. PHL, Inc.
6. Ruskin Company.

B. General Requirements: Label according to UL 555S by an NRTL.

C. Frame: Curtain type with blades outside airstream; fabricated with roll-formed, 0.034-inch-thick galvanized steel; with mitered and interlocking corners.

D. Blades: Roll-formed, horizontal, interlocking, 0.034-inch-thick, galvanized sheet steel. In place of interlocking blades, use full-length, 0.034-inch-thick, galvanized-steel blade connectors.

E. Leakage: Class I .

F. Rated pressure and velocity to exceed design airflow conditions.

G. Mounting Sleeve: Factory-installed, 0.052-inch-thick, galvanized sheet steel; length to suit wall or floor application.

H. Damper Motors: two-position action.

I. Comply with NEMA designation, temperature rating, service factor, enclosure type, and efficiency requirements for motors specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

1. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.
2. Controllers, Electrical Devices, and Wiring: Comply with requirements for electrical devices and connections specified in Division 26 Sections.
3. Permanent-Split-Capacitor or Shaded-Pole Motors: With oil-immersed and sealed gear trains.
4. Spring-Return Motors: Equip with an integral spiral-spring mechanism where indicated. Enclose entire spring mechanism in a removable housing designed for service or adjustments. Size for running torque rating of 150 in. x lbf and breakaway torque rating of 150 in. x lbf.
5. Outdoor Motors and Motors in Outdoor-Air Intakes: Equip with O-ring gaskets designed to make motors weatherproof. Equip motors with internal heaters to permit normal operation at minus 40 deg F.
6. Nonspring-Return Motors: For dampers larger than 25 sq. ft., size motor for running torque rating of 150 in. x lbf and breakaway torque rating of 300 in. x lbf.
7. Electrical Connection: 115 V, single phase, 60 Hz

J. Accessories:

1. Auxiliary switches for signaling.
2. Test and reset switches, damper mounted.

2.9 FLANGE CONNECTORS

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

1. Ductmate Industries, Inc.
2. Nexus PDQ; Division of Shilco Holdings Inc.
3. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Description: Roll-formed, factory-fabricated, slide-on transverse flange connectors, gaskets, and components.

C. Material: Galvanized steel.

D. Gage and Shape: Match connecting ductwork.

2.10 TURNING VANES

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

1. Ductmate Industries, Inc.
2. Duro Dyne Inc.
3. METALAIRE, Inc.
4. SEMCO Incorporated.
5. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Turning Vanes for Metal Ducts: Curved blades of galvanized sheet steel; support with bars perpendicular to blades set; set into vane runners suitable for duct mounting.

1. Acoustic Turning Vanes: Fabricate airfoil-shaped aluminum extrusions with perforated faces and fibrous-glass fill.

C. General Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible"; Figures 2-3, "Vanes and Vane Runners," and 2-4, "Vane Support in Elbows."

D. Vane Construction: Single and Double wall.

E. Vane Construction: Single wall for ducts up to 48 inches wide and double wall for larger dimensions.

2.11 DUCT-MOUNTED ACCESS DOORS

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

1. American Warming and Ventilating; a division of Mestek, Inc.
2. Cesco Products; a division of Mestek, Inc.
3. Ductmate Industries, Inc.
4. Flexmaster U.S.A., Inc.
5. Greenheck Fan Corporation.
6. McGill AirFlow LLC.
7. Nailor Industries Inc.
8. Pottorff; a division of PCI Industries, Inc.
9. Ventfabrics, Inc.
10. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Duct-Mounted Access Doors: Fabricate access panels according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible"; Figures 2-10, "Duct Access Doors and Panels," and 2-11, "Access Panels - Round Duct."

1. Door:

a. Double wall, rectangular.
b. Galvanized sheet metal with insulation fill and thickness as indicated for duct pressure class.

c. Vision panel.
d. Hinges and Latches: 1-by-1-inch butt or piano hinge and cam latches.
e. Fabricate doors airtight and suitable for duct pressure class.

2. Frame: Galvanized sheet steel, with bend-over tabs and foam gaskets.
3. Number of Hinges and Locks:

a. Access Doors Less Than 12 Inches Square: No hinges and two sash locks.
b. Access Doors up to 18 Inches Square: Two hinges and two sash locks.
c. Access Doors up to 24 by 48 Inches: Three hinges and two compression latches.
d. Access Doors Larger Than 24 by 48 Inches: Four hinges and two compression latches with outside and inside handles.

2.12 DUCT ACCESS PANEL ASSEMBLIES

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

1. Ductmate Industries, Inc.
2. Flame Gard, Inc.
3. 3M.

B. Labeled according to UL 1978 by an NRTL.

C. Panel and Frame: Minimum thickness 0.0528-inch carbon steel.

D. Fasteners: Carbon steel. Panel fasteners shall not penetrate duct wall.

E. Gasket: Comply with NFPA 96; grease-tight, high-temperature ceramic fiber, rated for minimum 2000 deg F.

F. Minimum Pressure Rating: 10-inch wg, positive or negative.

2.13 FLEXIBLE CONNECTORS

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

1. Ductmate Industries, Inc.
2. Duro Dyne Inc.
3. Ventfabrics, Inc.
4. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Materials: Flame-retardant or noncombustible fabrics.

C. Coatings and Adhesives: Comply with UL 181, Class 1.

D. Outdoor System, Flexible Connector Fabric: Glass fabric double coated with weatherproof, synthetic rubber resistant to UV rays and ozone.

1. Minimum Weight: 24 oz./sq. yd..
2. Tensile Strength: 530 lbf/inch in the warp and 440 lbf/inch in the filling.
3. Service Temperature: Minus 50 to plus 250 deg F.

E. Thrust Limits: Combination coil spring and elastomeric insert with spring and insert in compression, and with a load stop. Include rod and angle-iron brackets for attaching to fan discharge and duct.

1. Frame: Steel, fabricated for connection to threaded rods and to allow for a maximum of 30 degrees of angular rod misalignment without binding or reducing isolation efficiency.
2. Outdoor Spring Diameter: Not less than 80 percent of the compressed height of the spring at rated load.
3. Minimum Additional Travel: 50 percent of the required deflection at rated load.
4. Lateral Stiffness: More than 80 percent of rated vertical stiffness.
5. Overload Capacity: Support 200 percent of rated load, fully compressed, without deformation or failure.
6. Elastomeric Element: Molded, oil-resistant rubber or neoprene.
7. Coil Spring: Factory set and field adjustable for a maximum of 1/4-inch movement at start and stop.

2.14 FLEXIBLE DUCTS

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

1. Flexmaster U.S.A., Inc.
2. McGill AirFlow LLC.
3. Ward Industries, Inc.; a division of Hart & Cooley, Inc.

B. Insulated, Flexible Duct: UL 181, Class 1, multiple layers of aluminum laminate supported by helically wound, spring-steel wire; fibrous-glass insulation; aluminized vapor-barrier film.

1. Pressure Rating: 10-inch wg positive and 1.0-inch wg negative.
2. Maximum Air Velocity: 4000 fpm.
3. Temperature Range: Minus 20 to plus 210 deg F.

C. Flexible Duct Connectors:

1. Clamps: Stainless-steel band with cadmium-plated hex screw to tighten band with a worm-gear action in sizes 3 through 18 inches, to suit duct size.
2. Non-Clamp Connectors: Adhesive plus sheet metal screws.

2.15 DUCT ACCESSORY HARDWARE

A. Instrument Test Holes: Cast iron or cast aluminum to suit duct material, including screw cap and gasket. Size to allow insertion of pitot tube and other testing instruments and of length to suit duct-insulation thickness.

B. Adhesives: High strength, quick setting, neoprene based, waterproof, and resistant to gasoline and grease.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install duct accessories according to applicable details in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for metal ducts and in NAIMA AH116, "Fibrous Glass Duct Construction Standards," for fibrous-glass ducts.

B. Install duct accessories of materials suited to duct materials; use galvanized-steel accessories in galvanized-steel and fibrous-glass ducts, stainless-steel accessories in stainless-steel ducts, and aluminum accessories in aluminum ducts.

C. Install motorized dampers at inlet of exhaust fans or exhaust ducts as close as possible to exhaust fan unless otherwise indicated. Motorized dampers shall be integrally wired through the exhaust fan.

D. Install volume dampers at points on supply, return, and exhaust systems where branches extend from larger ducts. Where dampers are installed in ducts having duct liner, install dampers with hat channels of same depth as liner, and terminate liner with nosing at hat channel.

1. Install steel volume dampers in steel ducts.
2. Install aluminum volume dampers in aluminum ducts.

E. Set dampers to fully open position before testing, adjusting, and balancing.

F. Install test holes at fan inlets and outlets and elsewhere as indicated.

G. Install fire and smoke dampers according to UL listing.

H. Install duct access doors on sides of ducts to allow for inspecting, adjusting, and maintaining accessories and equipment at the following locations:

1. On both sides of duct coils.
2. Upstream and downstream from duct filters.
3. At outdoor-air intakes and mixed-air plenums.
4. At drain pans and seals.
5. Downstream from manual volume dampers, control dampers, backdraft dampers, and equipment.
6. Adjacent to and close enough to fire or smoke dampers, to reset or reinstall fusible links. Access doors for access to fire or smoke dampers having fusible links shall be pressure relief access doors; and shall be outward operation for access doors installed upstream from dampers and inward operation for access doors installed downstream from dampers.
7. Elsewhere as indicated.

I. Install access doors with swing against duct static pressure.

A. Access Door Sizes:

1. One-Hand or Inspection Access: 8 by 5 inches.
2. Two-Hand Access: 12 by 6 inches.
3. Head and Hand Access: 18 by 10 inches.
4. Head and Shoulders Access: 21 by 14 inches.
5. Body Access: 25 by 14 inches.
6. Body plus Ladder Access: 25 by 17 inches.

B. Install flexible connectors to connect ducts to equipment.

C. For fans developing static pressures of 5-inch wg and more, cover flexible connectors with loaded vinyl sheet held in place with metal straps.

D. Connect diffusers to low-pressure ducts directly or with maximum 96-inch lengths of flexible duct clamped or strapped in place.

E. Connect flexible ducts to metal ducts with adhesive plus sheet metal screws.

F. Install duct test holes where required for testing and balancing purposes.

A. Install thrust limits at centerline of thrust, symmetrical on both sides of equipment. Attach thrust limits at centerline of thrust and adjust to a maximum of 1/4-inch movement during start and stop of fans.

3.2 FIELD QUALITY CONTROL

A. Tests and Inspections:

1. Operate dampers to verify full range of movement.
2. Inspect locations of access doors and verify that purpose of access door can be performed.
3. Operate fire and smoke dampers to verify full range of movement and verify that proper heat-response device is installed.
4. Inspect turning vanes for proper and secure installation.

END OF SECTION 233300

SECTION 233423 - HVAC POWER VENTILATORS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Ceiling-mounted ventilator.

1.2 SUBMITTALS

A. Product Data: Include rated capacities, furnished specialties, and accessories for each type of product indicated and include the following:

B. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.

C. Operation and maintenance data.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. NEMA Compliance: Motors and electrical accessories shall comply with NEMA standards.

C. UL Standard: Power ventilators shall comply with UL 705.

PART 2 - PRODUCTS

2.1 CEILING-MOUNTING VENTILATORS

A. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

1. Broan Mfg. Co., Inc.
2. NuTone Inc.
3. Panasonic.

B. Description: Centrifugal fans designed for installing in ceiling or wall or for concealed in-line applications.

C. Housing: Steel, lined with acoustical insulation.

D. Fan Wheel: Centrifugal wheels directly mounted on motor shaft. Fan shrouds, motor, and fan wheel shall be removable for service.

E. Grille: Aluminum, louvered grille with flange on intake and thumbscrew attachment to fan housing.

F. Electrical Requirements: Junction box for electrical connection on housing and receptacle for motor plug-in.

G. Accessories:

1. Manual Starter Switch: Single-pole rocker switch assembly with cover and pilot light.
2. Humidity Sensor: Sensor to activate the fan on rise in humidity.
3. Timer: A manually set timer to allow the fan to run at high speed for a user set.
4. Ceiling Radiation Damper: Fire-rated assembly with ceramic blanket, stainless-steel springs, and fusible link.
5. Isolation: Rubber-in-shear vibration isolators.
6. Fluorescent lights.
7. Manufacturer's standard roof jack or wall cap, and transition fittings.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install power ventilators level and plumb.

B. Support suspended units from structure using threaded steel rods and spring hangers having a static deflection of 1 inch.

C. Install units with clearances for service and maintenance.

D. Duct installation and connection requirements are specified in other Division 23 Sections. Drawings indicate general arrangement of ducts and duct accessories. Make final duct connections with flexible connectors. Flexible connectors are specified in Division 23 Section "Air Duct Accessories."

E. Install ducts adjacent to power ventilators to allow service and maintenance.

F. Ground equipment according to Division 26 Section "Grounding and Bonding for Electrical Systems."

3.2 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:

1. Verify that shipping, blocking, and bracing are removed.

2. Verify that unit is secure on mountings and supporting devices and that connections to ducts and electrical components are complete. Verify that proper thermal-overload protection is installed in motors, starters, and disconnect switches.
3. Verify that cleaning and adjusting are complete.
4. Disconnect fan drive from motor, verify proper motor rotation direction, and verify fan wheel free rotation and smooth bearing operation. Reconnect fan drive system, align and adjust belts, and install belt guards.
5. Adjust belt tension.
6. Adjust damper linkages for proper damper operation.
7. Verify lubrication for bearings and other moving parts.
8. Verify that manual and automatic volume control and fire and smoke dampers in connected ductwork systems are in fully open position.
9. Disable automatic temperature-control operators, energize motor and adjust fan to indicated rpm, and measure and record motor voltage and amperage.
10. Shut unit down and reconnect automatic temperature-control operators.
11. Remove and replace malfunctioning units and retest as specified above.

B. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

END OF SECTION 233423

SECTION 235416 - FURNACES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Gas-fired, condensing furnaces with integral condensing tankless domestic water heater and accessories complete with controls.
2. Air filters.
3. Air cleaners.
4. Refrigeration components.

1.2 SUBMITTALS

A. Product Data: Include rated capacities, operating characteristics, furnished specialties, and accessories for each of the following:

1. Furnace.
2. Thermostat.
3. Air filter.
4. Refrigeration components.

B. Operation and maintenance data.

C. Warranty.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. ASHRAE Compliance: Applicable requirements in ASHRAE 62.1-2004, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

C. ASHRAE/IESNA 90.1-2004 Compliance: Applicable requirements in ASHRAE/IESNA 90.1-2004, Section 6 - "Heating, Ventilating, and Air-Conditioning."

D. Comply with NFPA 70.

1.4 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace the following components of furnaces that fail in materials or workmanship within specified warranty period:

1. Warranty Period, Commencing on Date of Substantial Completion:

a. Furnace Heat Exchanger: Five years.
b. Integrated Ignition and Blower Control Circuit Board: Five years.
c. Draft Induced Motor: Five years.
d. Refrigeration Compressors: Five years.
e. Evaporator and Condenser Coils: Five years.

PART 2 - PRODUCTS

2.1 GAS-FIRED FURNACES, CONDENSING

A. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings or a comparable product by one of the following:

1. NTI Boilers

B. General Requirements for Gas-Fired, Condensing Furnaces: Factory assembled, piped, wired, and tested; complying with ANSI Z21.47/CSA 2.3, "Gas-Fired Central Furnaces," and with NFPA 54.

C. Cabinet: Galvanized steel.

1. Cabinet interior around heat exchanger shall be factory-installed insulation.
2. Lift-out panels shall expose burners and all other items requiring access for maintenance.
3. Factory paint external cabinets in manufacturer's standard color.
4. The cabinet shall meet or exceed a 2% CFM cabinet leakage rate when tested at 1.0 inches of static pressure.

D. Fan: Centrifugal, factory balanced, resilient mounted, direct drive.

1. Fan Motors: Comply with requirements in Division 23 Section "Common Motor Requirements for HVAC Equipment."
2. Special Motor Features: Multitapped, multispeed with internal thermal protection and permanent lubrication.

E. Water Heaters: ANSI Z21.10.3/CSA 4.3 for gas-fired, instantaneous, domestic-water heaters for indoor application.

F. Type of Gas: Natural.

G. Heat Exchanger:

1. Primary: Aluminized steel.

2. Secondary: Stainless steel.

H. Burner:

1. Gas Valve: 100 percent safety two-stage main gas valve, main shutoff valve, pressure regulator, safety pilot with electronic flame sensor, limit control, transformer, and combination ignition/fan timer control board.
2. Ignition: Electric pilot ignition, with hot-surface igniter or electric spark ignition.

I. Gas-Burner Safety Controls:

1. Electronic Flame Sensor: Prevents gas valve from opening until pilot flame is proven; stops gas flow on ignition failure.
2. Flame Rollout Switch: Installed on burner box; prevents burner operation.
3. Limit Control: Fixed stop at maximum permissible setting; de-energizes burner on excessive bonnet temperature; automatic reset.

J. Combustion-Air Inducer: Centrifugal fan with thermally protected motor and sleeve bearings prepurges heat exchanger and vents combustion products; pressure switch prevents furnace operation if combustion-air inlet or flue outlet is blocked.

K. Furnace Controls: Solid-state board integrates ignition, heat, cooling, and fan speeds; adjustable fan-on and fan-off timing; terminals for connection to accessories; diagnostic light with viewport.

L. Accessories:

1. Combination Combustion-Air Intake and Vent: PVC plastic fitting to combine combustion-air inlet and vent through outside wall or roof.

2. PVC Plastic Vent Materials:

a. PVC Plastic Pipe: Schedule 40, complying with ASTM D 1785.
b. PVC Plastic Fittings: Schedule 40, complying with ASTM D 2466, socket type.
c. PVC Solvent Cement: ASTM D 2564.

1) Use PVC solvent cement that has a VOC content of 510 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
2) Use adhesive primer that has a VOC content of 550 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

2.2 THERMOSTATS

A. Solid-State Thermostat: Wall-mounting, programmable, microprocessor-based unit with manual switching from heating to cooling, preferential rate control, seven-day programmability with minimum of four temperature presets per day, and battery backup protection against power failure for program settings.

B. Control Wiring: Unshielded twisted-pair cabling.

1. No. 24 AWG, 100 ohm, four pair.

2. Cable Jacket Color: Blue.

C. Controls shall comply with requirements in ASHRAE/IESNA 90.1-2004, "Controls."

2.3 AIR FILTERS

A. Disposable Filters: 1-inch-thick fiberglass media with ASHRAE 52.2 MERV rating of 8 or higher in sheet metal frame.

2.4 REFRIGERATION COMPONENTS

A. General Refrigeration Component Requirements:

1. Refrigeration compressor, coils, and specialties shall be designed to operate with CFC-free refrigerants.
2. Energy Efficiency: Equal to or greater than prescribed by ASHRAE/IESNA 90.1-2004, "Energy Standard for Buildings except Low-Rise Residential Buildings."

B. Refrigerant Coil: Copper tubes mechanically expanded into aluminum fins. Comply with ARI 210/240, "Unitary Air-Conditioning and Air-Source Heat Pump Equipment." Match size with furnace. Include condensate drain pan with accessible drain outlet complying with ASHRAE 62.1-2004.

1. Refrigerant Coil Enclosure: Steel, matching furnace and evaporator coil, with access panel and flanges for integral mounting at or on furnace cabinet and galvanized sheet metal drain pan coated with black asphaltic base paint.

C. Refrigerant Line Kits: Annealed-copper suction and liquid lines factory cleaned, dried, pressurized with nitrogen, sealed, and with suction line insulated. Provide in standard lengths for installation without joints, except at equipment connections.

1. Flexible Elastomeric: Closed-cell, sponge- or expanded-rubber materials. Comply with ASTM C 534, Type I, 1/2 inch thick.

D. Refrigerant Piping: Comply with requirements in Division 23 Section "Refrigerant Piping."

E. Air-Cooled, Compressor-Condenser Unit:

1. Casing: Steel, finished with baked enamel, with removable panels for access to controls, weep holes for water drainage, and mounting holes in base. Provide brass service valves, fittings, and gage ports on exterior of casing.

a. Mounting: Wall with wall sleeve.
b. Louvers: Extruded aluminum with enamel finish to match existing.
c. Wall Sleeves: Galvanized steel with polyester finish.

2. Compressor: Hermetically sealed reciprocating or scroll type.

a. Crankcase heater.
b. Vibration isolation mounts for compressor.

c. Compressor motor shall have thermal- and current-sensitive overload devices, start capacitor, relay, and contactor.
d. Two-speed compressor motors shall have manual-reset high-pressure switch and automatic-reset low-pressure switch.
e. Refrigerant: R-407C or R-410A.

3. Outdoor Fan: Forward curved, centrifugal or propeller type motor.

a. Fan Motors: Two speed; comply with NEMA designation, temperature rating, service factor, enclosure type, and efficiency requirements for motors specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

1) Fan Motors: Permanently lubricated split capacitor.
2) Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.
3) Controllers, Electrical Devices, and Wiring: Comply with requirements for electrical devices and connections specified in Division 26 Sections

4. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with ARI 210/240, and with liquid subcooler.
5. Fan: Aluminum-propeller type, directly connected to motor.
6. Motor: Permanently lubricated, with integral thermal-overload protection.
7. Low Ambient Kit: Permits operation down to 40 deg F.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install units level and plumb, maintaining manufacturer's recommended clearances and tolerances.

B. Install wall sleeves in finished wall assembly; seal and weatherproof. Joint-sealant materials and applications are specified in Division 07 Section "Joint Sealants."

C. Install and anchor wall sleeves to withstand, without damage to equipment and structure, seismic forces required by building code.

D. Install gas-fired furnaces and associated fuel and vent features and systems according to NFPA 54.

E. Suspended Units: Suspend from structure using threaded rods, spring hangers, and building attachments. Secure rods to unit hanger attachments. Adjust hangers so unit is level and plumb.

1. Install seismic restraints to limit movement of furnace by resisting code-required seismic acceleration.

F. Base-Mounted Units: Secure units to substrate. Provide optional bottom closure base if required by installation conditions.

1. Anchor furnace to substrate to resist code-required seismic acceleration.

G. Controls: Install thermostats at mounting height of 60 inches above floor. In ADA units the mounting height shall be a maximum of 48 inches

H. Wiring Method: Install control wiring in accessible ceiling spaces and in gypsum board partitions where unenclosed wiring method may be used. Conceal control wiring except in unfinished spaces.

3.2 CONNECTIONS

A. Gas piping installation requirements are specified in Division 22 Section "Facility Natural-Gas Piping." Drawings indicate general arrangement of piping, fittings, and specialties. Connect gas piping with union or flange and appliance connector valve.

B. Install piping adjacent to equipment to allow service and maintenance.

C. Vent and Outside-Air Connection, Condensing, Gas-Fired Furnaces: Connect plastic piping vent material to furnace connections and extend outdoors. Terminate vent outdoors with a cap and in an arrangement that will protect against entry of birds, insects, and dirt.

1. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
2. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
3. Plastic Piping Solvent-Cement Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:

    a. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
    b. CPVC Piping: Join according to ASTM D 2846/D 2846M Appendix.
    c. PVC Pressure Piping: Join schedule number ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.

4. Slope pipe vent back to furnace or to outside terminal.

D. Connect ducts to furnace with flexible connector. Comply with requirements in Division 23 Section "Air Duct Accessories."

E. Connect refrigerant tubing kits to refrigerant coil in furnace and to air-cooled, compressor-condenser unit.

1. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.

F. Comply with requirements in Division 23 Section "Refrigerant Piping" for installation and joint construction of refrigerant piping.

G. Complete installation and startup checks and start units according to manufacturer's written instructions.

H. Verify proper operation of capacity control device.

I. Adjust airflow and initial temperature and humidity set points.

J. Set controls, burner, and other adjustments for optimum heating performance and efficiency. Adjust heat-distribution features, including shutters, dampers, and relays, to provide optimum heating performance and system efficiency.

K. After completing installation, clean furnaces internally according to manufacturer's written instructions.

L. Install new filters in each furnace within 14 days after Substantial Completion.

3.3 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:

1. Perform electrical test and visual and mechanical inspection.
2. Leak Test: After installation, charge systems with refrigerant and oil and test for leaks. Repair leaks, replace lost refrigerant and oil, and retest until no leaks exist.
3. Operational Test: After electrical circuitry has been energized, start units to confirm proper operation, product capability, and compliance with requirements.
4. Verify that fan wheel is rotating in the correct direction and is not vibrating or binding.
5. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

B. Verify that vibration isolation and flexible connections properly dampen vibration transmission to structure.

END OF SECTION 235416

SECTION 260500 - COMMON WORK RESULTS FOR ELECTRICAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Sleeves for raceways and cables.
2. Sleeve seals.
3. Common electrical installation requirements.

1.2 SUBMITTALS

A. Product Data: For sleeve seals.

1.3 COORDINATION

A. Coordinate arrangement, mounting, and support of electrical equipment:

1. To allow maximum possible headroom unless specific mounting heights that reduce headroom are indicated.
2. To provide for ease of disconnecting the equipment with minimum interference to other installations.
3. To allow right of way for piping and conduit installed at required slope.
4. So connecting raceways, cables, wireways, cable trays, and busways will be clear of obstructions and of the working and access space of other equipment.

B. Coordinate installation of required supporting devices and set sleeves in cast-in-place concrete, masonry walls, and other structural components as they are constructed.

C. Coordinate location of access panels and doors for electrical items that are behind finished surfaces or otherwise concealed. Access doors and panels are specified in Division 08 Section "Access Doors and Frames."

D. Coordinate sleeve selection and application with selection and application of firestopping specified in Division 07 Section "Penetration Firestopping."

PART 2 - PRODUCTS

2.1 SLEEVES FOR RACEWAYS AND CABLES

A. Steel Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, galvanized steel, plain ends.

B. Sleeves for Rectangular Openings: Galvanized sheet steel.

2.2 SLEEVE SEALS

A. Description: Modular sealing device, designed for field assembly, to fill annular space between sleeve and raceway or cable.

1. Sealing Elements: rubber interlocking links shaped to fit surface of cable or conduit. Include type and number required for material and size of raceway or cable.

PART 3 - EXECUTION

3.1 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION

A. Comply with NECA 1.

B. Design electrical systems to comply with the American with Disabilities Act and local Code requirements.

C. Measure indicated mounting heights to bottom of unit for suspended items and to center of unit for wall-mounting items.

D. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide maximum possible headroom consistent with these requirements.

E. Equipment: Install to facilitate service, maintenance, and repair or replacement of components of both electrical equipment and other nearby installations. Connect in such a way as to facilitate future disconnecting with minimum interference with other items in the vicinity.

3.2 SLEEVE INSTALLATION FOR ELECTRICAL PENETRATIONS

A. Electrical penetrations occur when raceways, cables, wireways, cable trays, or busways penetrate concrete slabs, concrete or masonry walls, or fire-rated floor and wall assemblies.

B. Concrete Slabs and Walls: Install sleeves for penetrations unless core-drilled holes or formed openings are used. Install sleeves during erection of slabs and walls.

C. Use pipe sleeves unless penetration arrangement requires rectangular sleeved opening.

D. Fire-Rated Assemblies: Install sleeves for penetrations of fire-rated floor and wall assemblies unless openings compatible with firestop system used are fabricated during construction of floor or wall.

E. Cut sleeves to length for mounting flush with both surfaces of walls.

F. Extend sleeves installed in floors 2 inches above finished floor level.

G. Size pipe sleeves to provide 1/4-inch annular clear space between sleeve and raceway or cable, unless indicated otherwise.

H. Seal space outside of sleeves with grout for penetrations of concrete and masonry

1. Promptly pack grout solidly between sleeve and wall so no voids remain. Tool exposed surfaces smooth; protect grout while curing.

I. Interior Penetrations of Non-Fire-Rated Walls and Floors: Seal annular space between sleeve and raceway or cable, using joint sealant appropriate for size, depth, and location of joint.

J. Fire-Rated-Assembly Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at raceway and cable penetrations. Install sleeves and seal raceway and cable penetration sleeves with firestop materials.

K. Roof-Penetration Sleeves: Seal penetration of individual raceways and cables with flexible boot-type flashing units applied in coordination with roofing work.

L. Aboveground, Exterior-Wall Penetrations: Seal penetrations using steel pipe sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

M. Underground, Exterior-Wall Penetrations: Install cast-iron pipe sleeves. Size sleeves to allow for 1-inch annular clear space between raceway or cable and sleeve for installing mechanical sleeve seals.

3.3 FIRESTOPPING

A. Apply firestopping to penetrations of fire-rated floor and wall assemblies for electrical installations to restore original fire-resistance rating of assembly.

END OF SECTION 260500

SECTION 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Building wires and cables rated 600 V and less.
2. Connectors, splices, and terminations rated 600 V and less.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Field quality-control test reports.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 CONDUCTORS AND CABLES

A. Conductor Material: Copper or aluminum complying with NEMA WC 70.

B. Conductor Insulation: Comply with NEMA WC 70 for Types THHN-THWN.

1. No. 10 AWG and smaller: Utilize color coded insulation.
2. No. 8 AWG and larger: Black insulation with colored tape at each splice and termination.

C. Color Coding:

1. Phase Conductors: Black, red, blue
2. Grounded Conductor (Neutral): White
3. Equipment Ground Conductor: Green

D. Multiconductor Cable: Comply with NEMA WC 70 for armored cable (Type AC) and metal-clad cable (Type MC) with ground wire. Comply with NEMA RV 2 for nonmetallic sheathed cable (Type NM).

2.2 CONNECTORS AND SPLICES

A. Description: Factory-fabricated connectors and splices of size, ampacity rating, material, type, and class for application and service indicated.

PART 3 - EXECUTION

3.1 CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND WIRING METHODS

A. Feeder circuits: over 100-amps, Aluminum or copper; under 100-amps, copper only.

B. Branch circuits: copper only.

C. Service Entrance: Type THHN-THWN, single conductors in raceway; Type SE or USE multiconductor cable routed concealed.

D. Feeders/Exposed Branch Circuits: Type THHN-THWN, single conductors in raceway; Armored cable, Type AC, Metal-clad cable, Type MC.

E. Branch Circuits Concealed in Ceilings, Walls, Partitions, and Crawlspaces: Type THHN-THWN, single conductors in raceway; Armored cable, Type AC; Metal-clad cable, Type MC; Nonmetallic Sheathed cable, Type NMC.

F. Feeders/Branch Circuits Concealed in Concrete, below Slabs-on-Grade, and Underground: Type THHN-THWN, single conductors in raceway.

G. Class 1 Control Circuits: Type THHN-THWN, in raceway.

3.2 INSTALLATION OF CONDUCTORS AND CABLES

A. Conceal cables where possible in finished walls, ceilings, and floors, unless otherwise indicated.

B. Type NMC cable shall not be installed between different occupancy types or through fire rated walls.

C. Use manufacturer-approved pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation. Do not exceed manufacturer's recommended maximum pulling tensions and sidewall pressure values.

D. Use pulling means, including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage cables or raceway.

E. Install exposed cables parallel and perpendicular to surfaces of exposed structural members, and follow surface contours where possible.

F. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

G. Make splices and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors.

1. Use oxide inhibitor in each splice and tap conductor for aluminum conductors.

H. Wiring at Outlets: Install conductor at each outlet, with at least 6 inches of slack.

3.3 FIRESTOPPING

A. Apply firestopping to electrical penetrations of fire-rated floor and wall assemblies to restore original fire-resistance rating of assembly.

END OF SECTION 260519

SECTION 260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes methods and materials for grounding systems and equipment.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Field quality-control test reports.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with UL 467 for grounding and bonding materials and equipment.

PART 2 - PRODUCTS

2.1 CONDUCTORS

A. Insulated Conductors: Copper wire or cable insulated for 600 V unless otherwise required by applicable Code or authorities having jurisdiction.

B. Bare Copper Conductors:

1. Solid Conductors: ASTM B 3.
2. Stranded Conductors: ASTM B 8.
3. Tinned Conductors: ASTM B 33.
4. Bonding Cable/Conductor: No. 4 AWG, stranded conductor.
5. Bonding Jumper: Copper tape, braided conductors, terminated with copper ferrules.

2.2 CONNECTORS

A. Listed and labeled by a nationally recognized testing laboratory acceptable to authorities having jurisdiction for applications in which used, and for specific types, sizes, and combinations of conductors and other items connected.

B. Bolted Connectors for Conductors and Pipes: Copper or copper alloy, bolted pressure-type, with at least two bolts.

1. Pipe Connectors: Clamp type, sized for pipe.

C. Welded Connectors: Exothermic-welding kits of types recommended by kit manufacturer for materials being joined and installation conditions.

PART 3 - EXECUTION

3.1 APPLICATIONS

A. Conductors: Install solid conductor for No. 10 AWG and smaller, and stranded conductors for No. 8 AWG and larger, unless otherwise indicated.

B. Underground Grounding Conductors: Install bare copper conductor, No. 2/0 AWG minimum. Bury at least 24 inches below grade.

C. Conductor Terminations and Connections:

1. Pipe and Equipment Grounding Conductor Terminations: Bolted connectors.
2. Underground Connections: Welded connectors, except at test wells and as otherwise indicated.
3. Connections to Structural Steel: Welded connectors.

3.2 EQUIPMENT GROUNDING

A. Install insulated equipment grounding conductors with the following items, in addition to those required by NFPA 70:

1. Feeders and branch circuits.
2. Lighting circuits.
3. Receptacle circuits.
4. Motor and appliance branch circuits.

B. Isolated Grounding Receptacle Circuits: Install an insulated equipment grounding conductor connected to the receptacle grounding terminal. Isolate conductor from raceway and from panelboard grounding terminals. Terminate at equipment grounding conductor terminal of the applicable derived system or service, unless otherwise indicated.

C. Signal and Communication Equipment: For telephone, alarm, voice and data, and other communication equipment, provide No. 4 AWG minimum insulated grounding conductor in raceway from grounding electrode system to each service location, terminal cabinet, wiring closet, and central equipment location.

3.3 INSTALLATION

A. Grounding Conductors: Route along shortest and straightest paths possible, unless otherwise indicated or required by Code. Avoid obstructing access or placing conductors where they may be subjected to strain, impact, or damage.

B. Bonding Straps and Jumpers: Install in locations accessible for inspection and maintenance, except where routed through short lengths of conduit.

1. Bonding to Structure: Bond straps directly to basic structure, taking care not to penetrate any adjacent parts.
2. Bonding to Equipment Mounted on Vibration Isolation Hangers and Supports: Install so vibration is not transmitted to rigidly mounted equipment.
3. Use exothermic-welded connectors for outdoor locations, but if a disconnect-type connection is required, use a bolted clamp.

C. Grounding and Bonding for Piping:

1. Metal Water Service Pipe: Install insulated copper grounding conductors, in conduit, from building's main service equipment, or grounding bus, to main metal water service entrances to building. Connect grounding conductors to main metal water service pipes, using a bolted clamp connector or by bolting a lug-type connector to a pipe flange, using one of the lug bolts of the flange. Where a dielectric main water fitting is installed, connect grounding conductor on street side of fitting. Bond metal grounding conductor conduit or sleeve to conductor at each end.
2. Water Meter Piping: Use braided-type bonding jumpers to electrically bypass water meters. Connect to pipe with a bolted connector.
3. Bond each aboveground portion of gas piping system downstream from equipment shutoff valve.

3.4 FIELD QUALITY CONTROL

A. Perform the following tests and inspections and prepare test reports:

1. After installing grounding system but before permanent electrical circuits have been energized, test for compliance with requirements.
2. Test completed grounding system at each location where a maximum ground-resistance level is specified, at service disconnect enclosure grounding terminal, and at ground test wells.

a. Measure ground resistance not less than two full days after last trace of precipitation and without soil being moistened by any means other than natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance.
b. Perform tests by fall-of-potential method according to IEEE 81.

B. Report measured ground resistances that exceed the following values:

1. Grounding System Resistance: 25 ohms.

C. Excessive Ground Resistance: If resistance to ground exceeds specified values, notify Architect promptly and include recommendations to reduce ground resistance.

END OF SECTION 260526

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Hangers and supports for electrical equipment and systems.

1.2 PERFORMANCE REQUIREMENTS

A. Design supports for multiple raceways capable of supporting combined weight of supported systems and its contents.

B. Design equipment supports capable of supporting combined operating weight of supported equipment and connected systems and components.

1.3 QUALITY ASSURANCE

A. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 SUPPORT, ANCHORAGE, AND ATTACHMENT COMPONENTS

A. Steel Slotted Support Systems: Comply with MFMA-4, factory-fabricated components for field assembly.

1. Channel Dimensions: Selected for applicable load criteria.

B. Raceway and Cable Supports: As described in NECA 1 and NECA 101.

C. Conduit and Cable Support Devices: Steel and malleable-iron hangers, clamps, and associated fittings, designed for types and sizes of raceway or cable to be supported.

D. Support for Conductors in Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug or plugs for non-armored electrical conductors or cables in riser conduits. Plugs shall have number, size, and shape of conductor gripping pieces as required to suit individual conductors or cables supported. Body shall be malleable iron.

E. Structural Steel for Fabricated Supports and Restraints: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

F. Mounting, Anchoring, and Attachment Components: Items for fastening electrical items or their supports to building surfaces include the following:

1. Powder-Actuated Fasteners: Threaded-steel stud, for use in hardened portland cement concrete, steel, or wood, with tension, shear, and pullout capacities appropriate for supported loads and building materials where used.
2. Mechanical-Expansion Anchors: Insert-wedge-type, zinc-coated or stainless steel, for use in hardened portland cement concrete with tension, shear, and pullout capacities appropriate for supported loads and building materials in which used.
3. Concrete Inserts: Steel or malleable-iron, slotted support system units similar to MSS Type 18; complying with MFMA-4 or MSS SP-58.
4. Clamps for Attachment to Steel Structural Elements: MSS SP-58, type suitable for attached structural element.
5. Through Bolts: Structural type, hex head, and high strength. Comply with ASTM A 325.
6. Toggle Bolts: All-steel springhead type.
7. Hanger Rods: Threaded steel.

PART 3 - EXECUTION

3.1 APPLICATION

A. Comply with NECA 1 and NECA 101 for application of hangers and supports for electrical equipment and systems except if requirements in this Section are stricter.

B. Maximum Support Spacing and Minimum Hanger Rod Size for Raceway: Space supports for EMT, IMC, and RMC as required by NFPA 70. Minimum rod size shall be 1/4 inch in diameter.

C. Multiple Raceways or Cables: Install trapeze-type supports fabricated with steel slotted support system, sized so capacity can be increased by at least 20 percent in future without exceeding specified design load limits.

3.2 SUPPORT INSTALLATION

A. Comply with NECA 1 and NECA 101 for installation requirements except as specified in this Article.

B. Strength of Support Assemblies: Where not indicated, select sizes of components so strength will be adequate to carry present and future static loads within specified loading limits. Minimum static design load used for strength determination shall be weight of supported components plus 200 lb.

C. Mounting and Anchorage of Surface-Mounted Equipment and Components: Anchor and fasten electrical items and their supports to building structural elements by the following methods unless otherwise indicated by code:

1. To Wood: Fasten with lag screws or through bolts.

2. To Concrete: Bolt to concrete inserts.
3. To Masonry: Approved toggle-type bolts on hollow masonry units and expansion anchor fasteners on solid masonry units.
4. Instead of expansion anchors, powder-actuated driven threaded studs provided with lock washers and nuts may be used in existing standard-weight concrete 4 inches thick or greater. Do not use for anchorage to lightweight-aggregate concrete or for slabs less than 4 inches thick.
5. To Steel: Welded threaded studs complying with AWS D1.1/D1.1M, with lock washers and nuts; Beam clamps (MSS Type 19, 21, 23, 25, or 27) complying with MSS SP-69; Spring-tension clamps.
6. To Light Steel: Sheet metal screws.

D. Drill holes for expansion anchors in concrete at locations and to depths that avoid reinforcing bars.

END OF SECTION 260529

SECTION 260533 - RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.

1.2 SUBMITTALS

A. Product Data: For surface raceways, wireways and fittings, floor boxes, hinged-cover enclosures, and cabinets.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 METAL CONDUIT AND TUBING

A. Rigid Steel Conduit: ANSI C80.1.

B. EMT: ANSI C80.3.

C. LFMC: Flexible steel conduit with PVC jacket.

D. Fittings for Conduit (Including all Types and Flexible and Liquidtight), EMT, and Cable: NEMA FB 1; listed for type and size raceway with which used, and for application and environment in which installed.

1. Fittings for EMT: Steel or die-cast, set-screw or compression type.

2.2 NONMETALLIC CONDUIT AND TUBING

A. RNC: NEMA TC 2, Type EPC-40-PVC.

B. Fittings for RNC: NEMA TC 3; match to conduit or tubing type and material.

2.3 SURFACE METAL RACEWAYS

A. Surface Metal Raceways: Galvanized steel with snap-on covers. Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Thomas & Betts Corporation.
2. Walker Systems, Inc.; Wiremold Company.
3. Panduit Corp.

B. Finish: Manufacturer's standard enamel finish in color selected by Architect.

2.4 BOXES, ENCLOSURES, AND CABINETS

A. Sheet Metal Outlet and Device Boxes: NEMA OS 1; galvanized steel, minimum 4 inches square by 2-1/8 inches deep with blank coverplate.

B. Cast-Metal Outlet and Device Boxes: NEMA FB 1, ferrous alloy, Type FD, with gasketed cover and threaded hubs.

C. Metal Floor Boxes: Cast or sheet metal, fully adjustable, rectangular.

D. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.

E. Cast-Metal Access, Pull, and Junction Boxes: NEMA FB 1, galvanized, cast iron with gasketed cover.

F. Hinged-Cover Enclosures: NEMA 250, Type 1, with continuous-hinge cover with flush latch, unless otherwise indicated.

PART 3 - EXECUTION

3.1 RACEWAY APPLICATION

A. Outdoors: Apply raceway products as specified below, unless otherwise indicated:

1. Exposed Conduit: Rigid steel conduit.
2. Concealed Conduit, Aboveground: Rigid steel conduit.
3. Underground Conduit: Rigid steel conduit.
4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): LFMC.
5. Boxes and Enclosures, Aboveground: NEMA 250, Type 3R.

B. Comply with the following indoor applications, unless otherwise indicated:

1. Exposed: EMT.
2. Concealed in Ceilings and Interior Walls and Partitions: EMT.

3. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC, except use LFMC in damp or wet locations.

C. Minimum Raceway Size: 3/4-inch trade size.

D. Raceway Fittings: Compatible with raceways and suitable for use and location.

1. Rigid Steel Conduit: Use threaded rigid steel conduit fittings, unless otherwise indicated.

3.2 INSTALLATION

A. Comply with NECA 1 for installation requirements applicable to products specified in Part 2 except where requirements on Drawings or in this Article are stricter.

B. Keep raceways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.

C. Complete raceway installation before starting conductor installation.

D. Support raceways as specified in Division 26 Section "Hangers and Supports for Electrical Systems."

E. Arrange stub-ups so curved portions of bends are not visible above the finished slab.

F. Install no more than the equivalent of three 90-degree bends between pull points. Use conduit bodies to make sharp changes in direction, as around beams. Use factory elbows for bends in conduit larger than 2 inch size.

G. Conceal conduit and EMT within finished walls, ceilings, and floors, unless otherwise indicated.

H. Flexible Conduit Connections: Use maximum of 72 inches of flexible conduit for equipment subject to vibration, noise transmission, or movement; and for transformers and motors.

I. Set metal floor boxes level and flush with finished floor surface.

3.3 INSTALLATION OF UNDERGROUND CONDUIT

A. Direct-Buried Conduit:

1. Excavate trench bottom to provide firm and uniform support for conduit. Prepare trench bottom as specified by Civil Engineer for pipe less than 6 inches in nominal diameter.
2. Install backfill as specified by Civil Engineer.
3. After installing conduit, backfill and compact. Start at tie-in point, and work toward end of conduit run, leaving conduit at end of run free to move with expansion and contraction as temperature changes during this process. Firmly hand tamp backfill around conduit to provide maximum supporting strength. After placing controlled backfill to within 12 inches of finished grade, make final conduit connection at end of run and complete backfilling with normal compaction as specified by Civil Engineer

4. Install manufactured rigid steel conduit elbows for stub-ups at poles and equipment and at building entrances through the floor.

    a. Couple steel conduits to ducts with adapters designed for this purpose, and encase coupling with 3 inches of concrete.
    b. For stub-ups at equipment mounted on outdoor concrete bases, extend steel conduit horizontally a minimum of 60 inches from edge of equipment pad or foundation. Install insulated grounding bushings on terminations at equipment.

5. Warning Planks: Bury warning planks approximately 12 inches above direct-buried conduits, placing them 24 inches o.c. Align planks along the width and along the centerline of conduit.

3.4 FIRESTOPPING

A. Apply firestopping to electrical penetrations of fire-rated floor and wall assemblies to restore original fire-resistance rating of assembly."

END OF SECTION 260533

SECTION 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Identification of power and control cables.
2. Identification for conductors.
3. Underground-line warning tape.
4. Equipment identification labels.

1.2 SUBMITTALS

A. Product Data: For each electrical identification product indicated.

1.3 QUALITY ASSURANCE

A. Comply with ANSI A13.1.

B. Comply with NFPA 70.

C. Comply with 29 CFR 1910.144 and 29 CFR 1910.145.

D. Comply with ANSI Z535.4 for safety signs and labels.

E. Adhesive-attached labeling materials, including label stocks, laminating adhesives, and inks used by label printers, shall comply with UL 969.

PART 2 - PRODUCTS

2.1 POWER AND CONTROL CABLE IDENTIFICATION MATERIALS

A. Comply with ANSI A13.1 for minimum size of letters for legend and for minimum length of color field for each raceway and cable size.

B. Self-Adhesive Vinyl Labels: Preprinted, flexible label laminated with a clear, weather- and chemical-resistant coating and matching wraparound adhesive tape for securing ends of legend label.

2.2 CONDUCTOR IDENTIFICATION MATERIALS

A. Color-Coding Conductor Tape: Colored, self-adhesive vinyl tape not less than 3 mils thick by 1 to 2 inches wide.

B. Self-Adhesive Vinyl Labels: Preprinted, flexible label laminated with a clear, weather- and chemical-resistant coating and matching wraparound adhesive tape for securing ends of legend label.

C. Marker Tapes: Vinyl or vinyl-cloth, self-adhesive wraparound type, with circuit identification legend machine printed by thermal transfer or equivalent process.

2.3 EQUIPMENT IDENTIFICATION LABELS

A. Self-Adhesive, Engraved, Laminated Acrylic or Melamine Label: Adhesive backed, with white letters on a dark-gray background. Minimum letter height shall be 3/8 inch.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Location: Install identification materials and devices at locations for most convenient viewing without interference with operation and maintenance of equipment.

B. Apply identification devices to surfaces that require finish after completing finish work.

C. Self-Adhesive Identification Products: Clean surfaces before application, using materials and methods recommended by manufacturer of identification device.

D. Attach signs and plastic labels that are not self-adhesive type with mechanical fasteners appropriate to the location and substrate.

3.2 IDENTIFICATION SCHEDULE

A. Power-Circuit Conductor Identification, 600 V or Less: For conductors in vaults, pull and junction boxes use color-coding conductor tape to identify the phase.

1. Color-Coding for Phase and Voltage Level Identification, 600 V or Less: Use colors listed below for ungrounded service, feeder and branch-circuit conductors.

a. Color shall be field applied for sizes larger than No. 8 AWG.
b. Colors for 208/120-V Circuits:

1) Phase A: Black.
2) Phase B: Red.
3) Phase C: Blue.

c. Field-Applied, Color-Coding Conductor Tape: Apply in half-lapped turns for a minimum distance of 6 inches from terminal points and in boxes where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding. Locate bands to avoid obscuring factory cable markings.

B. Conductors to Be Extended in the Future: Attach write-on tags to conductors and list source.

C. Auxiliary Electrical Systems Conductor Identification: Identify field-installed alarm, control, and signal connections.

1. Identify conductors, cables, and terminals in enclosures and at junctions, terminals, and pull points. Identify by system and circuit designation.
2. Use system of marker tape designations that is uniform and consistent with system used by manufacturer for factory-installed connections.
3. Coordinate identification with Project Drawings, manufacturer's wiring diagrams, and the Operation and Maintenance Manual.

D. Locations of Underground Lines: Identify with underground-line warning tape for power, lighting, communication, and control wiring and optical fiber cable.

1. Limit use of underground-line warning tape to direct-buried cables.
2. Install underground-line warning tape for both direct-buried cables and cables in raceway.

E. Workspace Indication: Install floor marking tape to show working clearances in the direction of access to live parts. Workspace shall be as required by NFPA 70 and 29 CFR 1926.403 unless otherwise indicated. Do not install at flush-mounted panelboards and similar equipment in finished spaces.

F. Equipment Identification Labels: On each unit of equipment, install unique designation label that is consistent with wiring diagrams, schedules, and the Operation and Maintenance Manual. Apply labels to disconnect switches and protection equipment, central or master units, control panels, control stations, terminal cabinets, and racks of each system. Systems include power, lighting, control, communication, signal, monitoring, and alarm systems unless equipment is provided with its own identification.

1. Labeling Instructions:

a. Indoor Equipment: Self-adhesive, engraved, laminated acrylic or melamine label. Unless otherwise indicated, provide a single line of text with 1/2-inch-high letters on 1-1/2-inch- high label; where two lines of text are required, use labels 2 inches high.
b. Outdoor Equipment: Engraved, laminated acrylic or melamine label.
c. Elevated Components: Increase sizes of labels and letters to those appropriate for viewing from the floor.
d. Unless provided with self-adhesive means of attachment, fasten labels with appropriate mechanical fasteners that do not change the NEMA or NRTL rating of the enclosure.

END OF SECTION 260553

SECTION 262726 - WIRING DEVICES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Receptacles, receptacles with integral GFCI, and associated device plates.
2. Wall-box motion sensors.
3. Snap switches and wall-box dimmers.
4. Communications Outlets

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings: List of legends and description of materials and process used for premarking wall plates.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 STRAIGHT BLADE RECEPTACLES

A. Convenience Receptacles, 125 V, 20 A: Heavy-Duty; Comply with NEMA WD 1, NEMA WD 6 configuration 5-20R, and UL 498. Color as selected by Architect.

B. Provide tamper-resistant receptacles as required by 2008 NEC Article 406.11.

2.2 GFCI RECEPTACLES

A. General Description: Straight blade, feed-through type. Comply with NEMA WD 1, NEMA WD 6, UL 498, and UL 943, Class A, and include indicator light that is lighted when device is tripped. Color as selected by Architect.

B. Provide tamper-resistant receptacles as required by 2008 NEC Article 406.11.

2.3 SPECIAL RECEPTACLES

A. Provide special receptacle types and NEMA configurations as indicated on drawings and/or as required by specific equipment items.

2.4 SNAP SWITCHES

A. Comply with NEMA WD 1 and UL 20.

B. Switches, 120/277 V, 20 A:

C. Single-Pole, Double-Throw, Heavy-Duty, Momentary Contact, Center-Off Switches, 120/277 V, 20 A; for use with mechanically held lighting contactors. Color as selected by Architect.

2.5 OCCUPANCY SENSORS

A. Wall-Switch Sensors:

1. Description: Adaptive-technology type, 120/277 V, adjustable time delay up to 20 minutes, 180-degree field of view, with a minimum coverage area of 900 sq. ft. (84 sq. m).

2.6 COMMUNICATIONS OUTLETS

A. Telephone Outlet:

1. Description: Single RJ-45 jack for terminating 100-ohm, balanced, four-pair UTP; TIA/EIA-568-B.1 complying with Category 5e. Comply with UL 1863.

B. Combination TV and Telephone Outlet:

1. Description: Single RJ-45 jack for 100-ohm, balanced, four-pair UTP; TIA/EIA-568-B.1; complying with Category 5e; and one Type F coaxial cable connector.

2.7 WALL PLATES

A. Single and combination types to match corresponding wiring devices. Color as selected by Architect.

1. Plate-Securing Screws: Metal with head color to match plate finish.
2. Material: Smooth, high-impact thermoplastic.

B. Wet-Location, Weatherproof Cover Plates: NEMA 250, complying with type 3R weather-resistant, thermoplastic with lockable cover.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with NECA 1, including the mounting heights listed in that standard, unless otherwise noted.

B. Orientation:

1. Receptacles: Install ground pin of vertically mounted receptacles up, and on horizontally mounted receptacles to the right.

2. Switches: Install with OFF position down.

C. Device Plates: Do not use oversized or extra-deep plates. Repair wall finishes and remount outlet boxes when standard device plates do not fit flush or do not cover rough wall opening.

D. Arrangement of Devices: Unless otherwise indicated, mount flush, with long dimension vertical and with grounding terminal of receptacles on top. Group adjacent switches under single, multigang wall plates.

3.2 FIELD QUALITY CONTROL

A. Tests for Convenience Receptacles:

1. GFCI Trip: Test for tripping values specified in UL 1436 and UL 943.
2. Verify that the device and its outlet box are securely mounted.

END OF SECTION 262726

SECTION 265100 - INTERIOR LIGHTING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Interior lighting fixtures, lamps, and ballasts.
2. Emergency fluorescent power units.
3. Exit signs.

1.2 SUBMITTALS

A. Product Data: For each type of lighting fixture, arranged in order of fixture designation. Include data on features, accessories, finishes.

B. Shop Drawings: Show details of nonstandard or custom lighting fixtures. Indicate dimensions, weights, methods of field assembly, components, features, and accessories.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 LIGHTING FIXTURES AND COMPONENTS, GENERAL REQUIREMENTS

A. Input Voltage: 120 volts.

B. Incandescent Fixtures: Comply with UL 1598.

C. Fluorescent Fixtures: Comply with UL 1598.

2.2 BALLASTS

A. Electronic Ballasts for Linear Fluorescent Lamps: Comply with ANSI C82.11; instant-start type, unless otherwise indicated, and designed for type and quantity of lamps served. Ballasts shall be designed for full light output unless dimmer or bi-level control is indicated.

B. Ballasts for Temperatures Minus 20 Deg F (Minus 29 Deg C) and Higher for Linear Fluorescent Lamps: Electromagnetic type designed for use with indicated lamp types.

C. Ballasts for Compact Fluorescent Lamps: Electronic programmed rapid-start type, complying with ANSI C 82.11, designed for type and quantity of lamps indicated. Ballast shall be designed for full light output unless dimmer or bi-level control is indicated:

2.3 EXIT SIGNS

A. Internally Lighted Signs: Comply with UL 924; for sign colors, visibility, luminance, and lettering size, comply with authorities having jurisdiction.

1. Lamps for AC Operation: LEDs, 70,000 hours minimum rated lamp life.

2.4 EMERGENCY FLUORESCENT POWER UNIT

A. Internal Type: Self-contained, modular, battery-inverter unit, factory mounted within lighting fixture body and compatible with ballast. Comply with UL 924.

1. Emergency Connection: Operate 1 fluorescent lamp(s) continuously at an output of **900** lumens. Connect unswitched circuit to battery-inverter unit and switched circuit to fixture ballast.
2. Night-Light Connection: Operate one fluorescent lamp continuously.
3. Test Push Button and Indicator Light: Visible and accessible without opening fixture or entering ceiling space.
4. Battery: Sealed, maintenance-free, nickel-cadmium type.
5. Charger: Fully automatic, solid-state, constant-current type with sealed power transfer relay.

2.5 LAMPS

A. Acceptable Manufacturers: Philips, Sylvania, General Electric

B. T8 Rapid-Start low-mercury Fluorescent Lamps: Rated 32 W maximum, nominal length 48 inches.

C. Compact Fluorescent Lamps: 4-Pin, low mercury.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Lighting requirements:

1. Living Units: 20 to 50 FC, utilizing incandescent and compact fluorescent fixtures.
2. Corridors, Stairs: 10 to 20 FC, utilizing fluorescent fixtures.

B. Lighting fixtures: Set level, plumb, and square with ceilings and walls. Install lamps in each fixture.

C. Comply with NFPA 70 for minimum fixture supports.

D. Suspended Lighting Fixture Support:

1. Pendants and Rods: Where longer than 48 inches, brace to limit swinging.
2. Stem-Mounted, Single-Unit Fixtures: Suspend with twin-stem hangers.
3. Continuous Rows: Use tubing or stem for wiring at one point and tubing or rod for suspension for each unit length of fixture chassis, including one at each end.

E. Adjust aimable lighting fixtures to provide required light intensities.

3.2 FIELD QUALITY CONTROL

A. Test for Emergency Lighting: Interrupt power supply to demonstrate proper operation. Verify transfer from normal power to battery and retransfer to normal.

END OF SECTION 265100

SECTION 265600 - EXTERIOR LIGHTING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Exterior luminaires with lamps and ballasts.

B. See Division 26 Section "Interior Lighting" for exterior luminaires normally mounted on exterior surfaces of buildings.

1.2 SUBMITTALS

A. Product Data: For each luminaire, arranged in order of lighting unit designation. Include data on features, accessories, and finishes.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with IEEE C2, "National Electrical Safety Code."

C. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 LUMINAIRES, GENERAL REQUIREMENTS

A. Luminaires shall comply with UL 1598 and be listed and labeled for installation in wet locations by an NRTL acceptable to authorities having jurisdiction.

B. Comply with IESNA RP-8 for parameters of lateral light distribution patterns indicated for luminaires.

C. Metal Parts: Free of burrs and sharp corners and edges.

D. Sheet Metal Components: Corrosion-resistant aluminum, unless otherwise indicated. Form and support to prevent warping and sagging.

E. Housings: Rigidly formed, weather- and light-tight enclosures that will not warp, sag, or deform in use. Provide filter/breather for enclosed luminaires.

F. Doors, Frames, and Other Internal Access: Smooth operating, free of light leakage under operating conditions, and designed to permit relamping without use of tools. Designed to prevent doors, frames, lenses, diffusers, and other components from falling accidentally during relamping and when secured in operating position. Doors shall be removable for cleaning or replacing lenses. Designed to disconnect ballast when door opens.

G. Exposed Hardware Material: Stainless steel.

H. Plastic Parts: High resistance to yellowing and other changes due to aging, exposure to heat, and UV radiation.

I. Light Shields: Metal baffles, factory installed and field adjustable, arranged to block light distribution to indicated portion of normally illuminated area or field.

J. Reflecting surfaces shall have minimum reflectance as follows, unless otherwise indicated:

1. White Surfaces: 85 percent.
2. Specular Surfaces: 83 percent.
3. Diffusing Specular Surfaces: 75 percent.

K. Lenses and Refractors Gaskets: Use heat- and aging-resistant resilient gaskets to seal and cushion lenses and refractors in luminaire doors.

L. Luminaire Finish: Manufacturer's standard paint applied to factory-assembled and -tested luminaire before shipping. Where indicated, match finish process and color of pole or support materials.

2.2 BALLASTS FOR HID LAMPS

A. Comply with ANSI C82.4 and UL 1029 and capable of open-circuit operation without reduction average life. Include the following features, unless otherwise indicated:

1. Ballast Circuit: Constant-wattage autotransformer or regulating high-power-factor type.
2. Minimum Starting Temperature: Minus 22 deg F.
3. Normal Ambient Operating Temperature: 104 deg F.

B. High-Pressure Sodium Ballasts: Electromagnetic type with solid-state igniter/starter and capable of open-circuit operation without reduction of average lamp life. Igniter/starter shall have an average life in pulsing mode of 10,000 hours at an igniter/starter-case temperature of 90 deg C.

2.3 HID LAMPS

A. High-Pressure Sodium Lamps: ANSI C78.42, CRI 21 (minimum), color temperature 1900 K, and average rated life of 24,000 hours, minimum.

B. Metal-Halide Lamps: ANSI C78.1372, with a minimum CRI 65, and color temperature 4000 K.

C. Pulse-Start, Metal-Halide Lamps: Minimum CRI 65, and color temperature 4000 K.

D. Ceramic, Pulse-Start, Metal-Halide Lamps: Minimum CRI 80, and color temperature 4000 K.

PART 3 - EXECUTION

3.1 LUMINAIRE INSTALLATION

A. Install lamps in each luminaire.

B. Fasten luminaire to indicated structural supports.

C. Adjust luminaires that require field adjustment or aiming. Include adjustment of photoelectric device to prevent false operation of relay by artificial light sources.

3.2 CORROSION PREVENTION

A. Aluminum: Do not use in contact with earth or concrete. When in direct contact with a dissimilar metal, protect aluminum by insulating fittings or treatment.

B. Steel Conduits: Comply with Division 26 Section "Raceway and Boxes for Electrical Systems." In concrete foundations, wrap conduit with 0.010-inch-thick, pipe-wrapping plastic tape applied with a 50 percent overlap.

END OF SECTION 265600

SECTION 283110 – FIRE ALARM SYSTEM DEVICES

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:

1. Dual technology smoke detectors with carbon monoxide detection.
2. Notification devices.

1.2 SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For fire-alarm system. Include plans, elevations, sections, details, and attachments to other work.

1. Comply with recommendations in the "Documentation" Section of the "Fundamentals of Fire Alarm Systems" Chapter in NFPA 72.
2. Include performance parameters and installation details for each detector, verifying that each detector is listed for complete range of air velocity, temperature, and humidity possible when air-handling system is operating.
3. Include floor plans to indicate final outlet locations of each device. Show size and route of cable and conduits.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: Personnel shall be trained and certified by manufacturer for installation of units required for this Project.

B. Source Limitations for Fire-Alarm System and Components: Obtain fire-alarm system from single source and from single manufacturer.

C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: match existing system components manufacturer or provide acceptable, UL compatible devices.

2.2 SYSTEMS OPERATIONAL DESCRIPTION

A. Dwelling unit fire-alarm signal initiation shall be by one or more of the following devices and systems:

1. Dwelling unit smoke detectors.

B. Dwelling unit fire-alarm signal shall initiate the following actions:

1. Initiate the sounders of all the smoke detectors in the respective dwelling unit where smoke detection occurred.

C. Building fire-alarm signal shall initiate the following actions:

1. Initiate notification devices in designated ADA compliant dwelling units.

2.3 SMOKE DETECTORS

A. General Requirements for System Smoke Detectors:

1. Comply with UL 268; operating at 120Vac, nominal.
2. Dwelling unit smoke detectors shall be sounder-base type independent of the building general fire alarm system (if any). Provide combination unit with carbon monoxide detection where indicated on drawings. Piezoelectric sounder rated at 88 dBA at 10 feet according to UL 464. Dwelling unit smoke detectors shall be 120V with battery back-up, connected to the unswitched leg of the room lighting circuit with battery back-up in the event of a power failure.
3. Devices shall be interconnected such that if one activates, all activate within the dwelling unit and continuously operate the sounders and other alarm-notification appliances located in the respective dwelling unit where smoke detection occurred.
4. Central system based detectors shall match existing devices.
5. Detector Sensitivity: Between 2.5 and 3.5 percent/foot (0.008 and 0.011 percent/mm) smoke obscuration when tested according to UL 268A.
6. Self-Restoring: Detectors do not require resetting or readjustment after actuation to restore them to normal operation.
7. Integral Visual-Indicating Light: LED type. Indicating detector has operated and power-on status.

2.4 HEAT DETECTORS

A. General Requirements for Heat Detectors: Comply with UL 521.

B. Heat Detector, Combination Type: Actuated by either a fixed temperature of 135 deg F (57 deg C) or rate-of-rise of temperature that exceeds 15 deg F (8 deg C) per minute, unless otherwise indicated. Coordinate that initiation temperature is less than that of sprinkler head initiation temperature

1. Mounting: 120V, with battery back-up in the event of a power failure.

2.5 NOTIFICATION DEVICES

A. General Requirements for Notification Appliances: Connected to notification appliance signal circuits, zoned as indicated, equipped for mounting as indicated and with screw terminals for system connections. Enclosure color shall be white.

1. Combination Devices: Factory-integrated audible and visible devices in a single-mounting assembly, equipped for mounting as indicated and with screw terminals for system connections.

B. Horns: Electric-vibrating-polarized type, 24-V dc; with provision for housing the operating mechanism behind a grille. Comply with UL 464. Horns shall produce a sound-pressure level of 90 dBA, measured 10 feet from the horn, using the coded signal prescribed in UL 464 test protocol.

C. Visible Notification Appliances: Xenon strobe lights comply with UL 1971, with clear or nominal white polycarbonate lens mounted on an aluminum faceplate. The word "FIRE" is engraved in minimum 1-inch-high letters on the lens.

1. Rated Light Output:

a. 15/75/110 cd, selectable in the field.

2. Mounting: Wall mounted unless otherwise indicated.
3. Flashing shall be in a temporal pattern, synchronized with other units.
4. Strobe Leads: Factory connected to screw terminals

2.6 WIRE AND CABLE

A. Wire and cable for fire alarm systems shall be UL listed and labeled as complying with NFPA 70, Article 760.

B. Signaling Line Circuits: Twisted, shielded pair, size as recommended by system manufacturer.

1. Circuit Integrity Cable: Twisted shielded pair, NFPA 70 Article 760, Classification CI, for power-limited fire alarm signal service. UL listed as Type FPL, and complying with requirements in UL 1424 and in UL 2196 for a 2-hour rating

C. Non-Power-Limited Circuits: Solid-copper conductors with 600-V rated, 75 deg C, color-coded insulation.

1. Line-Voltage Circuits: No. 12 AWG, minimum.

PART 3 - EXECUTION

3.1 EQUIPMENT INSTALLATION

A. Comply with NFPA 72 for installation of fire-alarm equipment.

B. Smoke-Detector Spacing:

1. Comply with NFPA 72, "Smoke-Sensing Fire Detectors" Section in the "Initiating Devices" Chapter, for smoke-detector spacing.
3. Smooth ceiling spacing shall not exceed 30 feet.

4. Spacing of detectors for irregular areas, for irregular ceiling construction, and for high ceiling areas shall be determined according to Appendix A in NFPA 72.
5. HVAC: Locate detectors not closer than 5 feet from air-supply diffuser or return-air opening.
6. Lighting Fixtures: Locate detectors not closer than 12 inches from any part of a lighting fixture.

C. Single-Station Smoke Detectors: Where more than one smoke alarm is installed within a dwelling or suite, they shall be connected so that the operation of any smoke alarm causes the alarm in all smoke alarms to sound.

3.2 WIRING INSTALLATION

A. Install wiring according to the following:

a. NECA 1.
b. TIA/EIA 568-A.

B. Wiring Method: Install wiring in metal raceway according to Division 16 Section "Raceways and Boxes."

a. Fire alarm circuits and equipment control wiring associated with the fire alarm system shall be installed in a dedicated raceway system. This system shall not be used for any other wire or cable.

C. Wiring Method:

a. Cables and raceways used for fire alarm circuits, and equipment control wiring associated with the fire alarm system, may not contain any other wire or cable.
b. Fire-Rated Cables: Use of 2-hour fire-rated fire alarm cables, NFPA 70 Types MI and CI, is not permitted.
c. Signaling Line Circuits: Power-limited fire alarm cables shall not be installed in the same cable or raceway as signaling line circuits.

D. Wiring within Enclosures: Separate power-limited and non-power-limited conductors as recommended by manufacturer. Install conductors parallel with or at right angles to sides and back of the enclosure. Bundle, lace, and train conductors to terminal points with no excess. Connect conductors that are terminated, spliced, or interrupted in any enclosure associated with the fire alarm system to terminal blocks. Mark each terminal according to the system's wiring diagrams. Make all connections with approved crimp-on terminal spade lugs, pressure-type terminal blocks, or plug connectors.

E. Cable Taps: Use numbered terminal strips in junction, pull, and outlet boxes, cabinets, or equipment enclosures where circuit connections are made.

F. Color-Coding: Color-code fire alarm conductors differently from the normal building power wiring. Use one color-code for alarm circuit wiring and a different color-code for supervisory circuits. Color-code audible alarm-indicating circuits differently from alarm-initiating circuits. Use different colors for visible alarm-indicating devices. Paint fire alarm system junction boxes and covers red.

G. Wiring to Remote Alarm Transmitting Device (if applicable): 1-inch conduit between the FACP and the transmitter. Install number of conductors and electrical supervision for connecting wiring as needed to suit monitoring function.

3.3 IDENTIFICATION

A. Identify system components, wiring, cabling, and terminals. Comply with requirements for identification specified in Division 26 Section "Identification for Electrical Systems."

B. Install framed instructions in a location visible from fire-alarm control unit.

3.4 FIELD QUALITY CONTROL

A. Field tests shall be witnessed by authorities having jurisdiction.

B. Tests and Inspections:

1. Visual Inspection: Conduct visual inspection prior to testing.

a. Inspection shall be based on completed Record Drawings and system documentation that is required by NFPA 72 in its "Completion Documents, Preparation" Table in the "Documentation" Section of the "Fundamentals of Fire Alarm Systems" Chapter.
b. Comply with "Visual Inspection Frequencies" Table in the "Inspection" Section of the "Inspection, Testing and Maintenance" Chapter in NFPA 72; retain the "Initial/Reacceptance" column and list only the installed components.

2. System Testing: Comply with "Test Methods" Table in the "Testing" Section of the "Inspection, Testing and Maintenance" Chapter in NFPA 72.
4. Test audible appliances for the private operating mode according to manufacturer's written instructions.

C. Reacceptance Testing: Perform reacceptance testing to verify the proper operation of added or replaced devices and appliances.

D. Fire-alarm system will be considered defective if it does not pass tests and inspections.

E. Prepare test and inspection reports.

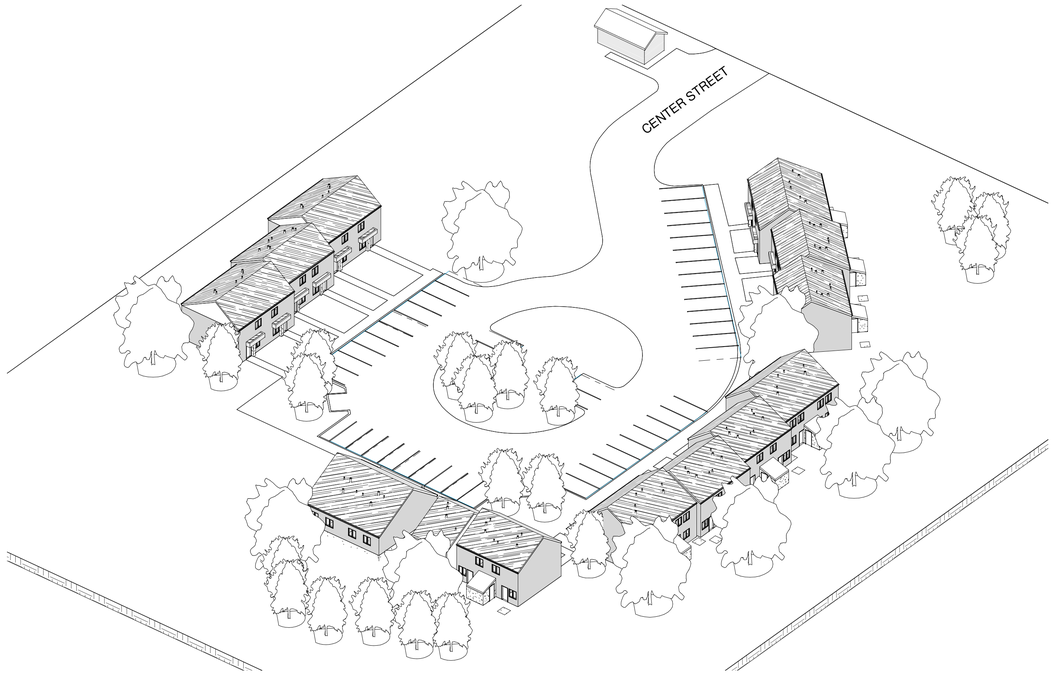
F. Maintenance Test and Inspection: Perform tests and inspections listed for weekly, monthly, quarterly, and semiannual periods. Use forms developed for initial tests and inspections.

G. Annual Test and Inspection: One year after date of Substantial Completion, test fire-alarm system complying with visual and testing inspection requirements in NFPA 72. Use forms developed for initial tests and inspections.

END OF SECTION 283111

Dwelling Renovations to Gloninger Meadows Apartments

2100 Center Street, Lebanon, PA 17042



ARCHITECTURAL LINE TYPES LEGEND

- EXISTING
- NEW
- DEMOLITION
- ITEMS BEYOND (CABINET SHELVES)
- ITEMS ABOVE (BULKHEADS)
- CENTERLINES
- ITEMS NOT-IN-CONTRACT

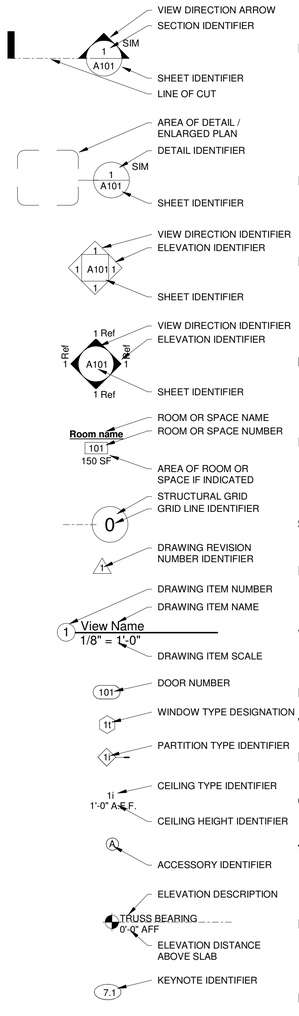
ARCHITECTURAL HATCH SYMBOL LEGEND

NOTE: GRAPHIC REPRESENTATIONS SHOWN BELOW ARE FOR GENERAL INFORMATION ONLY NOT ALL REPRESENTATIONS APPLY

- ASPHALT SHINGLE SYSTEM
- BATT INSULATION
- BRICK (PLAN)
- BRICK (ELEVATION)
- CONCRETE
- CONCRETE MASONRY UNITS (PLAN)
- CRUSHED STONE
- EARTH
- GLASS
- HORIZONTAL LAP SIDING
- INSULATED CONCRETE FORM
- PLYWOOD
- RIGID INSULATION
- SAND / GROUT / PARGING
- STONE VENEER (ELEVATION)
- WOOD FINISHED
- WOOD ROUGH

ARCHITECTURAL SYMBOL REFERENCE LEGEND

GRAPHIC REPRESENTATIONS SHOWN BELOW ARE FOR GENERAL INFORMATION ONLY
NOT ALL REPRESENTATIONS MAY APPLY TO THIS PROJECT



ABBREVIATIONS

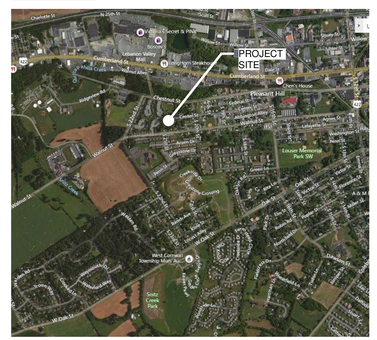
ABBREVIATIONS SHOWN BELOW ARE FOR GENERAL INFORMATION ONLY - NOT ALL REPRESENTATIONS MAY APPLY TO THIS PROJECT

A	AB	ANCHOR BOLT
	ABV	ABOVE
	ACT / AT	ACOUSTICAL CEILING TILE
	ADJ	ADJACENT
	AFF	ABOVE FINISH FLOOR
	AGG	AGGREGATE
	ALUM	ALUMINUM
	ANC	ANCHOR
	ANOD	ANODIZED
	APPROX	APPROXIMATE
	AP	ACCESS PANEL
	ARCH	ARCHITECTURAL
B	BD	BOARD
	BEL	BELOW
	BET	BETWEEN
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BLKHD	BULKHEAD
	BM	BEAM
	BOT	BOTTOM
	BO	BOTTOM OF
	BRK	BRICK
	BSMT	BASEMENT
C	CAB	CABINET
	CERT	CERTIFIED
	CD	COMPOSITION DECKING
	CFMF	COLD FORMED METAL FRAMING
	CHNL	CHANNEL
	CJ	CONTROL JOINT
	CL	CLOSET
	CLG / CLNG	CEILING
	CLR	CLEAR
	CMU	CONCRETE MASONRY UNIT
	CNT	COUNTER
	COMP	COMPOSITE
	COL	COLUMN
	CONC	CONCRETE
	CONT	CONTINUOUS
	COR	CORRUGATED
	CPT	CARPET
	CRS	COURSE(S)
	CT	CERAMIC TILE
	CW	CURTAIN WALL
D	DIA	DIAMETER
	DIM	DIMENSION
	DN	DOWN
	DR	DOOR
	DS	DOWNSPOUT
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	EA	EACH
	EC	ELECTRICAL CONTRACTOR
	EIFS	EXTERIOR INSULATING FINISH SYSTEM
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EMER	EMERGENCY
	EP	ELECTRICAL PANEL
	EPS	EXTERIOR PAINT SYSTEM
	EQ	EQUAL
	ES	EXPOSED STRUCTURE
	EWC	ELECTRIC WATER COOLER
	EXIST	EXISTING
	EXP	EXPOSED
	EXT	EXTERIOR
F	FA	FIRE ALARM
	FB	FIBER BOARD
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF	FINISH FLOOR
	FFE	FINISH FLOOR ELEVATION
	FN	FINISH(ED)
	FLG	FLASHING
	FLR	FLOOR(ING)
	FND	FOUNDATION
	FP	FILLER PANEL
	FO	FACE OF
	FRP	FIBERGLASS REINFORCED PANEL
	FTG	FOOTING
	FUR	FURRED(ING)
	FURN	GAS FURNACE
G	GA	GAUGE
	GALV	GALVANIZED
	GB	GYPSUM BOARD
	GC	GENERAL CONTRACTOR
	GF	GROUND FACE
	GL	GLAZED, GLAZING
	GLS	GLASS
	GHM	GALVANIZED HOLLOW METAL
	GHIM	GALVANIZED INSULATED HOLLOW METAL
	GYP	GYPSUM BOARD
H	HC	HVAC CONTRACTOR
	HCAP	HANDICAPPED
	HCWD	HOLLOW CORE WOOD
	HDR	HEADER
	HM	HOLLOW METAL
	HR	HOUR
	HOR(IZ)	HORIZONTAL
	HT	HEIGHT
	HRDW	HARDWOOD
	HVAC	HEATING VENTILATION AIR CONDITIONING
	HWH	HOT WATER HEATER
I	ICF	INSULATED CONCRETE FORM
	INFO	INFORMATION
	INS(ULL)	INSULATION
	INT	INTERIOR
	IPS	INTERIOR PAINT SYSTEM
J	JT	JOINT
K	KIT	KITCHEN
L	LAM	LAMINATE
	LF	LINEAR FEET
	LG	LONG
	LIN	LINOLEUM
	LLV	LONG LEG VERTICAL
	LTL	LINTEL
	LVT	LUXURY VINYL TILE
	LOUV	LOUVER
M	MANUF	MANUFACTURER
	MAS	MASONRY
	MAS DIM	MASONRY DIMENSION
	MAX	MAXIMUM
	MDF	MEDIUM DENSITY FIBERBOARD
	MECH	MECHANICAL
	MEMB	MEMBRANE
	MFG	MANUFACTURER
	MIC	MICROPHONE
	MICRO	MICROWAVE
	MIN	MINIMUM
	MNB	MEMBRANE
	MO	MASONRY OPENING
	MR	MOISTURE RESISTANT
	MRGB	MOISTURE RESISTANT GYSPUM BOARD
	MTL	METAL
	MULL	MULLION
N	N	NORTH
	NA	NOT APPLICABLE
	NAT	NATURAL
	NIC	NOT IN CONTRACT
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OH	OPPOSITE HAND
	OPP	OPPOSITE
	OSB	ORIENTED STAND BOARD
P	P	PAINT
	PBD	PARTICLE BOARD
	PC	PLUMBING CONTRACTOR
	PERF	PERFORATED
	PF	PREFINISHED
	PL / PLAM	PLASTIC LAMINATE
	PNL	PANEL
	PNLG	PANELING
	PCT	PORCELAIN CERAMIC TILE
	PRF	POURED-IN-PLACE RUBBER FLOORING
	PT	POINT
	PTN	PARTITION
	PTD	PAINTED
	PLY / PWD	PLYWOOD
R	R	RISERS
	RA	RETURN AIR
	RAD	RADIUS
	RC	RESILIENT COVE BASE
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	REF	REFRIGERATOR
	REQ'D	REQUIRED
	RES	RESILIENT TILE FLOORING
	REV	REVERSED
	RF	RESILIENT FLOORING
	RM	ROOM
	RO	ROUGH OPENING
	RWC	RIGID WALL COVERING
S	SA	SUPPLY AIR
	SBO	SUPPLIED BY OTHER
	SCWD	SOLID CORE WOOD
	SD	SOAP DISPENSER
	SE	SITE ELEVATION
	SIM	SIMILAR
	SIP	STRUCTURAL INSULATED PANEL
	SJ	SCORE JOINT
	SL	SLOPE
	SLD	SEALED
	SLR	SEALER
	SLT	SLATE
	SOG	SLAB ON GRADE
	SOD	SECTIONAL OVERHEAD DOOR
	SS	STAINLESS STEEL
	ST	STAIN
	STL	STEEL
	STV	THIN CUT NATURAL STONE VENEER
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
T	T	TREADS
	T&G	TONGUE AND GROOVE
	TBB	TILE BACKER BOARD
	TCPT	CARPET TILE
	TF	TRANSPARENT FINISH
	TG	TEMPERED GLASS
	TIG	TEMPERED INSULATED GLASS
	TO	TOP OF
	THK	THICKNESS
	TLT	TOILET
	T/M	TO MATCH EXISTING
	TYP	TYPICAL
U	UNO	UNLESS NOTED OTHERWISE
V	VAR	VARIES
	VB	VAPOR BARRIER
	VC	VINYL COVE BASE
	VCT	VINYL COMPOSITE TILE
	VERT	VERTICAL
	VEST	VESTIBULE
	VIF	VERIFY IN FIELD
	VTR	VENT THRU ROOF
W	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WDWK	WOODWORK
	WF	WIDE FLANGE
	WIN	WINDOW
	WOM	WALK OFF MAT
	WSP	WOOD SHEATHING PANEL
	WWF	WELDED WIRE FABRIC

LIST OF DRAWINGS

CS	COVER SHEET
ARCHITECTURAL	
L1.1	SITE PLAN & DETAILS
A1.1	NOT USED
A1.2	2BR UNIT B- FLOOR PLANS & FINISH SCHEDULE
A1.3	3BR UNIT C- FLOOR PLANS, FINISH SCHEDULE & DETAILS
A2.1	2BR UNIT B- REFLECTED CEILING PLANS, KITCHEN LAYOUT PLANS,INTERIOR ELEVATIONS & DETAILS
A2.2	3BR UNIT C- REFLECTED CEILING PLANS, KITCHEN LAYOUT PLANS,INTERIOR ELEVATIONS & DETAILS
PLUMBING	
P0.0	PLUMBING INFORMATION SHEET
P1.1	PLUMBING 2BR UNIT - FLOOR PLANS
P1.2	PLUMBING 3BR UNIT - FLOOR PLANS
HVAC	
H0.0	HVAC INFORMATION SHEET
H1.1	HVAC 2BR UNIT - FLOOR PLANS
H1.2	HVAC 3BR UNIT - FLOOR PLANS
H2.0	HVAC SCHEDULES AND DETAILS SHEETS
ELECTRICAL	
E0.0	ELECTRICAL INFORMATION SHEET
E1.1	ELECTRICAL 2BR UNIT - FLOOR PLANS
E1.2	ELECTRICAL 3BR UNIT - FLOOR PLANS

VICINITY MAP



BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical / Electricial Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
Cost Consultant
509 N. Second Street
Harrisburg, PA 17101
T 717 238 7709

Thompson Associates
Architects and Planners
2302 Bellevue Road, Harrisburg PA 17104
T 717 798 0048

SMARTER DESIGN GROUP
2630 Locust Lane, Harrisburg PA 17109
T 717 514 4469

Housing Authority of the County of Lebanon
Stevens Towers
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

PROJECT # : 20190917

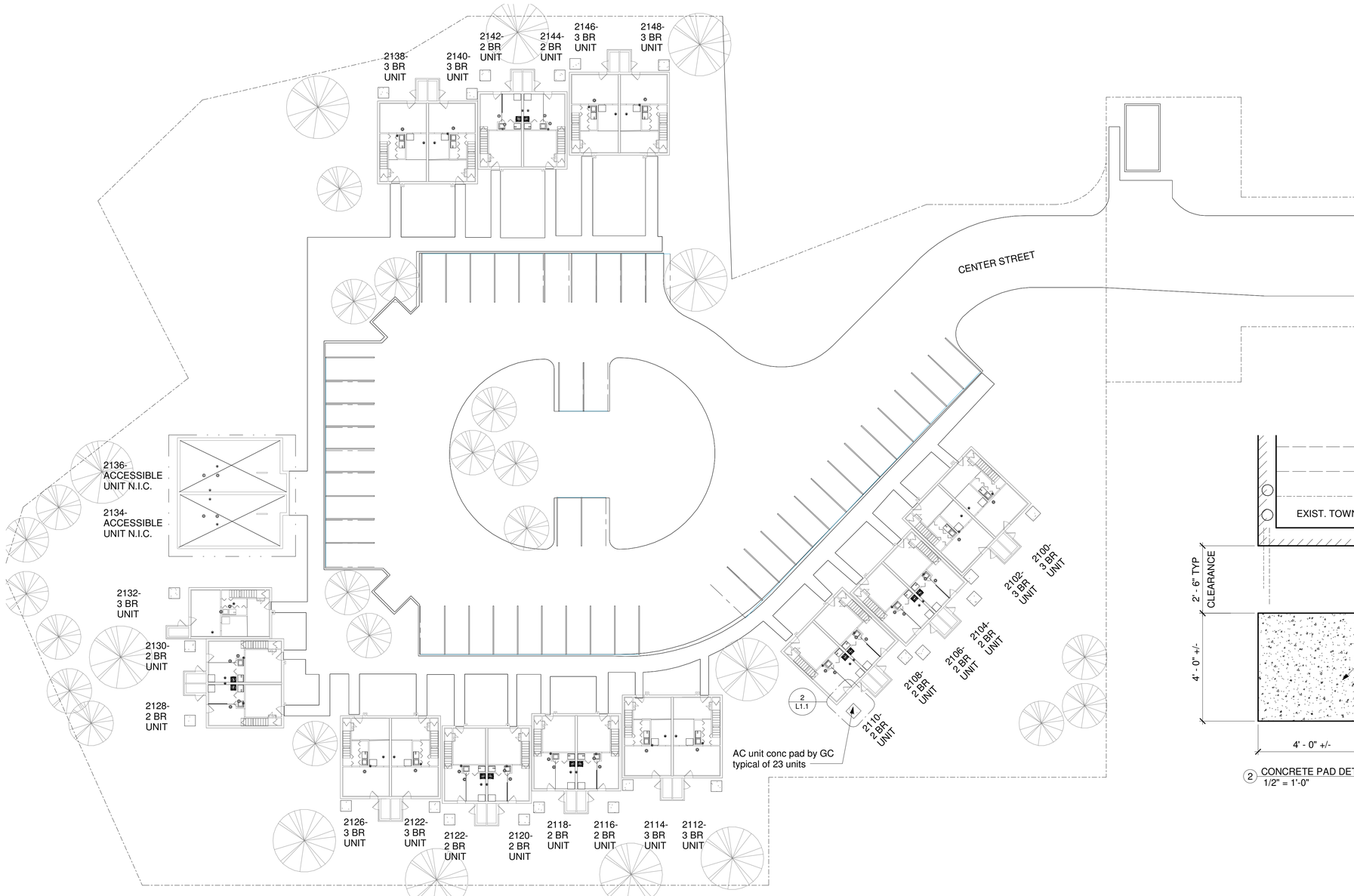
DRAWN BY: JFT

CHECKED BY: JRT

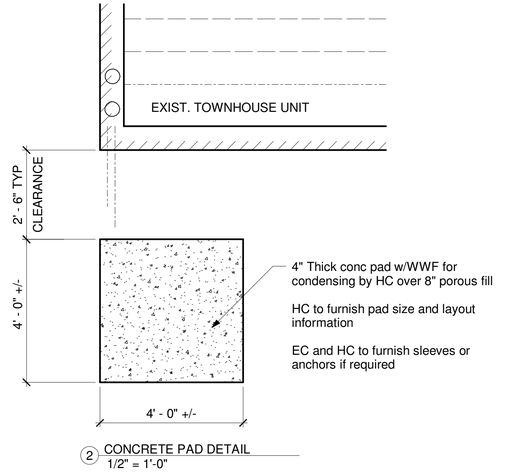
Drawing Title:
COVER SHEET

Drawing Number:
CS

Dwelling Renovations to Gloninger Meadows Apartments
2100 Center Street
Lebanon, PA 17042



1 Site Plan
1" = 20'-0"



2 CONCRETE PAD DETAIL
1/2" = 1'-0"

Scope of Project	
Zero (0)	Accessible Unit A
Twelve (12)	2 BR Unit B
Eleven (11)	3 BR Unit C
Twenty three (23)	Total Gloninger Units

True N Project

BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical / Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
Cost Consultant
509 N. Second Street
Harrisburg, PA 17101
T 717 238 7709

Thompson Associates
Architects and Planners
2302 Bellevue Road, Harrisburg PA 17104
T 717 798 0048

SMARTER DESIGN GROUP
2630 Locust Lane, Harrisburg PA 17109
T 717 514 4469

Dwelling Renovations to Gloninger Meadows Apartments

2100 Center Street
Lebanon, PA 17042

Housing Authority of the
County of Lebanon
Stevens Towers
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

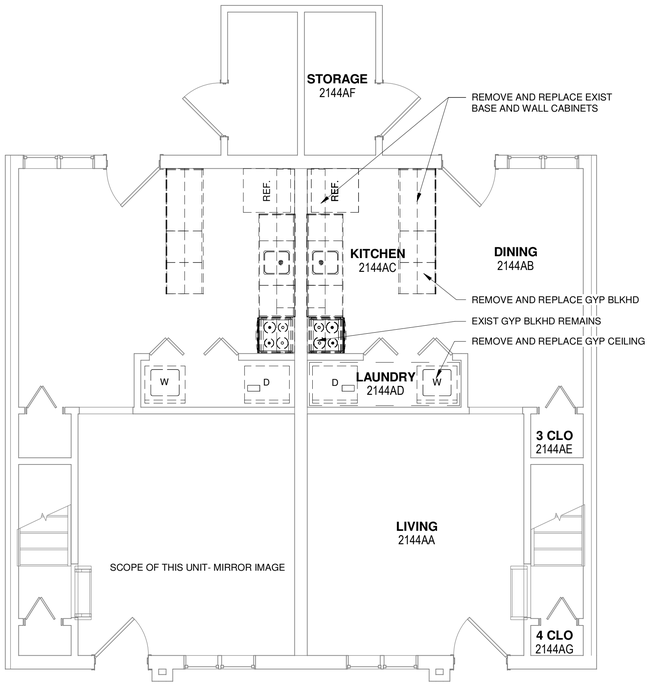
PROJECT # : 20190917

DRAWN BY: JFT

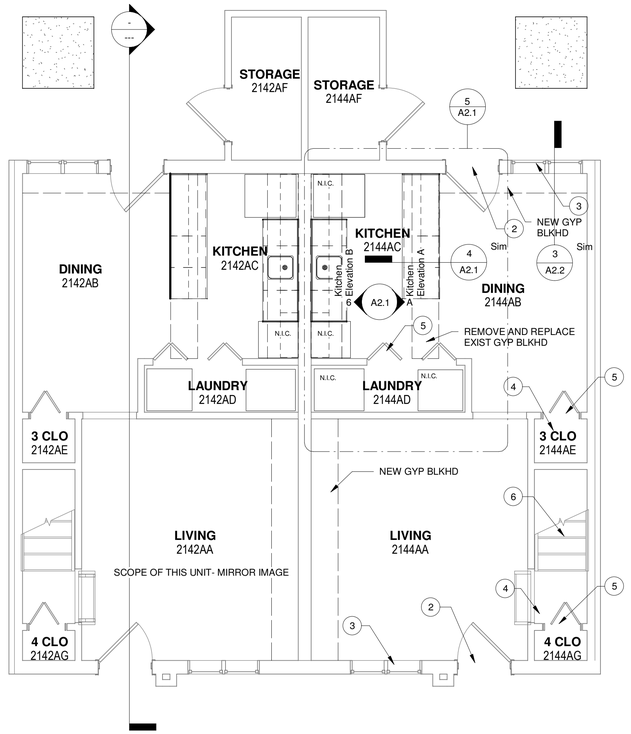
CHECKED BY: JRT

Drawing Title:
SITE PLAN & DETAILS

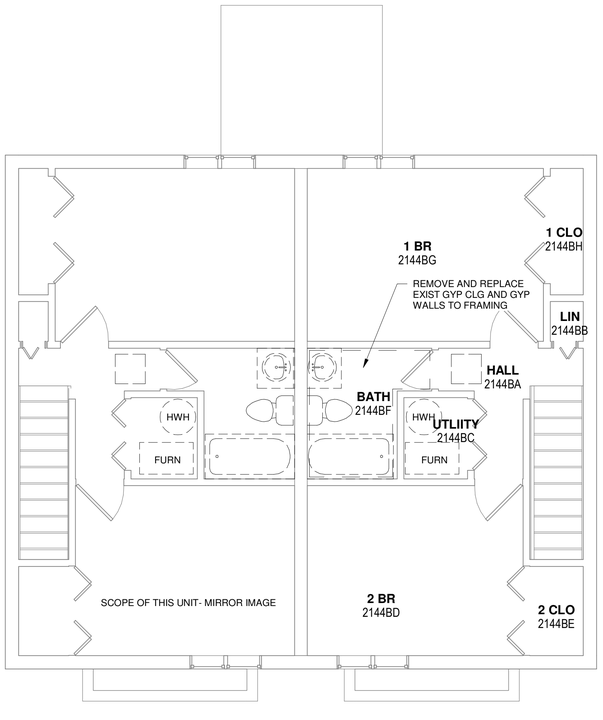
Drawing Number:
L1.1



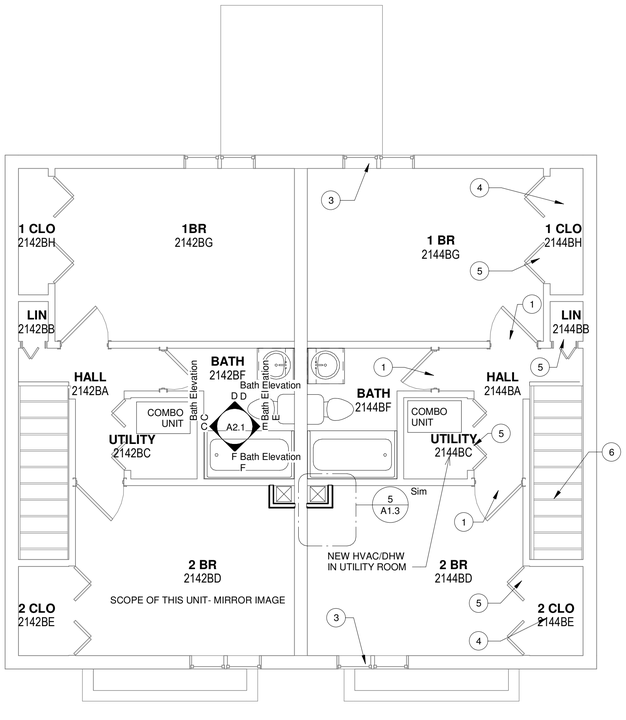
1 Typical 2 BR Unit B First Floor Demolition Plan
1/4" = 1'-0"



3 Typical 2 BR Unit B First Floor Plan
1/4" = 1'-0"



2 Typical 2 BR Unit B Second Floor Demolition Plan
1/4" = 1'-0"



4 Typical 2 BR Unit B Second Floor Plan
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. Identify all loose floor tile for removal by owner's asbestos abatement consultant. Patch floor tile to provide smooth, sound, and level substrate, suitable to receive new LVT.
2. Remove all resilient base and patch to match existing.
3. Remove all kitchen cabinets and patch to match existing.
4. Remove all bathroom vanities and patch to match existing.
5. Remove all medicine cabinets and bathroom accessories, and patch to match existing.
6. Remove all closet shelves. All shelf supports to remain.
7. Demolish all bathroom gyp walls and gyp clg to framing and replace with high performance ptd mrgb.
8. Dispose of all demolition materials in a legal manner.

FINISH NOTES:

1. Paint existing door both sides and long edges. Modify undercut at each door as required for proper door swing clearance over new floor finish.
2. Paint the interior face of the exterior door, to remain. Modify undercut, threshold, and replace weatherstripping for proper door swing clearance over new floor finish. Paint interior wood trim of the exterior door.
3. Paint window stool and apron.
4. Provide new closet shelves. Paint new closet shelves and existing shelf supports.
5. Clean and adjust existing closet door hardware as required for proper door swing clearance over new floor finish.
6. Replace existing rubber tread and riser covers with new.

Typical 2BR UNIT B Room Finish Schedule- Typical of Twelve (12) Units

Room Number	Room Name	Floor	Base	Wall	Ceiling	Ceiling Height	Notes
2144AA	LIVING	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144AB	DINING	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144AC	KITCHEN	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144AD	LAUNDRY	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	7' - 0"	Remove and replace gyp ceiling
2144AE	3 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144AF	STORAGE	--	--	--	--	8' - 0"	Exist remains
2144AG	4 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BA	HALL	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BB	LIN	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BC	UTILITY	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BD	2 BR	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BE	2 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BF	BATH	LVT	RC	PTD MRGB	PTD MRGB	8' - 0"	High performance paint-walls and ceiling
2144BG	1 BR	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2144BH	1 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	

BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical / Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8228

JEM Group, LLC
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Harrisburg, PA 17101
T 717 238 7709

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SMARTER DESIGN GROUP
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Housing Authority of the County of Lebanon
Stevens Towers
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

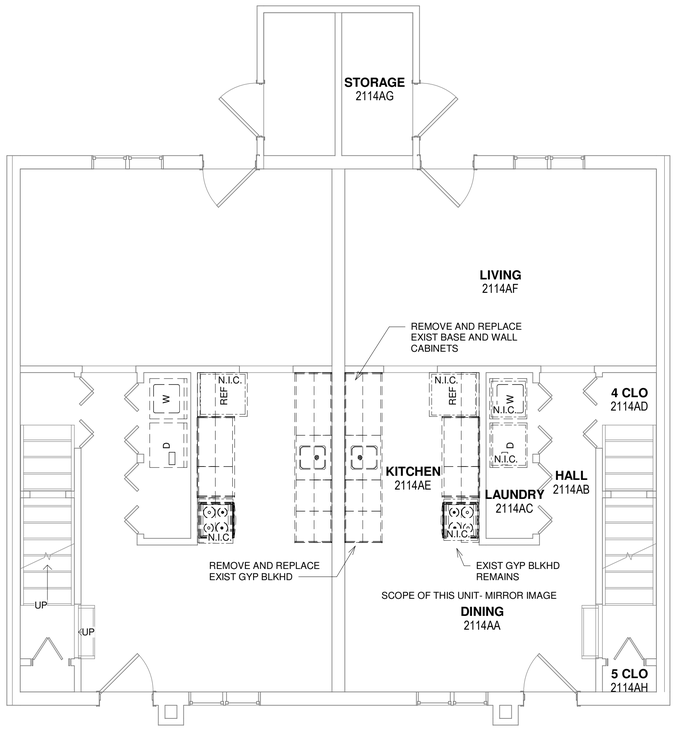
PROJECT # : 20190917

DRAWN BY: JFT

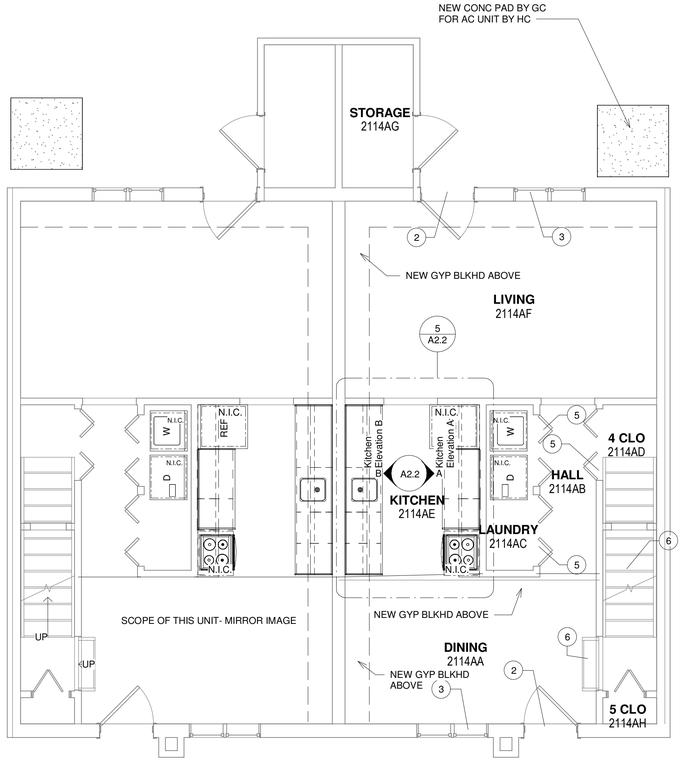
CHECKED BY: JRT

Drawing Title:
2 BR Unit B- Floor Plans & Finish Schedule

Drawing Number:
A1.2



2 Typical 3 BR Unit C First Floor Demolition Plan
1/4" = 1'-0"



1 Typical 3 BR Unit C First Floor Plan
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5. Remove all medicine cabinets and patch to match existing.
6. Remove all closet shelves. All shelf supports to remain.
7. Demolish all bathroom gyp walls and gyp clg to framing, and replace with high performance pfd MRGB.
8. Dispose of all demolition materials in a legal manner.

FINISH NOTES:

1. Paint existing door both sides and long edges. Modify undercut at each door as required for proper door swing clearance over new floor finish.
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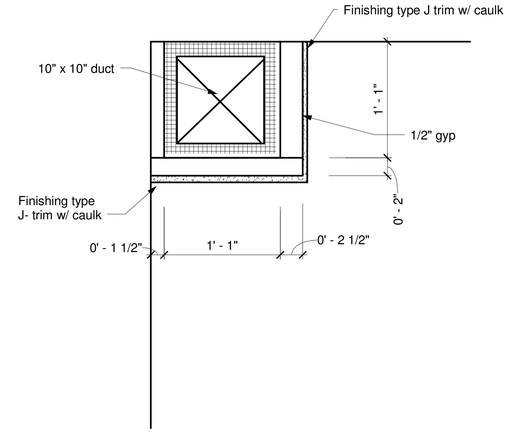
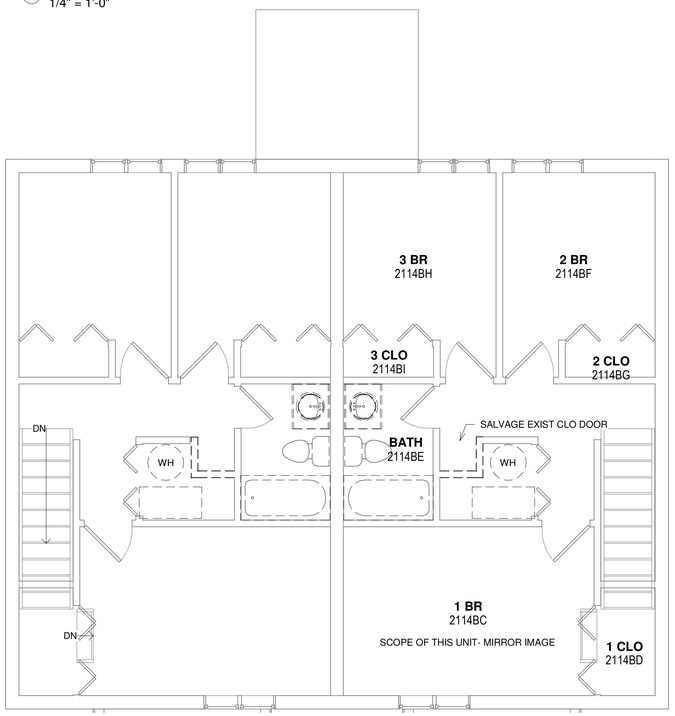
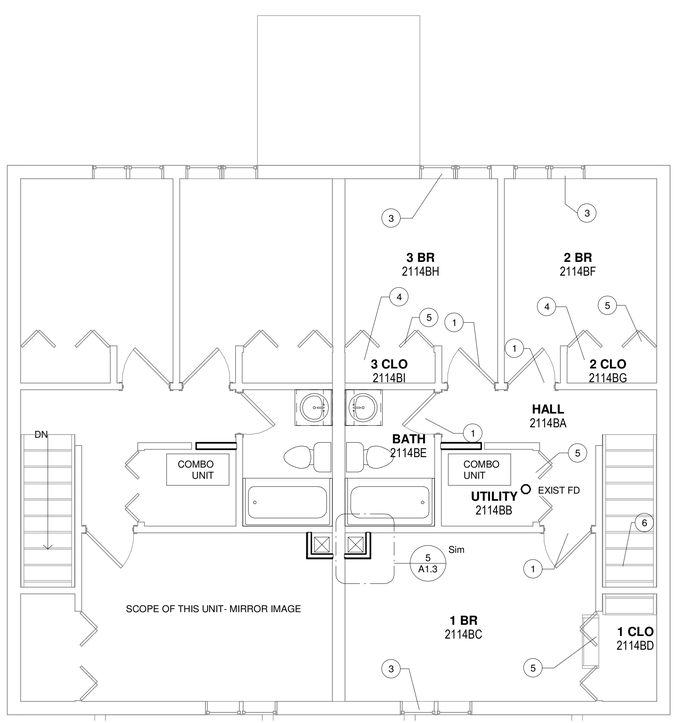


5 DUCT CHASE DETAIL
1 1/2" = 1'-0"



3 Typical 3 BR Unit C Second Floor Demolition Plan
1/4" = 1'-0"



4 Typical 3 BR Unit C Second Floor Plan
1/4" = 1'-0"

Typical 3 Bedroom Unit C Room Finish Schedule- Typical of Eleven (11) Units

Room Number	Room Name	Floor	Base	Wall	Ceiling	Ceiling Height	Remarks
2114AA	DINING	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AB	HALL	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AC	LAUNDRY	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AD	4 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AE	KITCHEN	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AF	LIVING	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114AG	STORAGE	--	--	--	--	8' - 0"	Exist Remains
2114AH	5 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BA	HALL	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BB	UTILITY	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BC	1 BR	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BD	1 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BE	BATH	LVT	RC	PTD MRGB	PTD MRGB	8' - 0"	High-performance paint walls and ceiling
2114BF	2 BR	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BG	2 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BH	3 BR	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	
2114BI	3 CLO	LVT	RC	PTD EXIST GYP	PTD EXIST GYP	8' - 0"	

BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical / Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8228

JEM Group, LLC
Cost Consultant
Hershey, PA 17701
T 717 228 7709

Thompson Associates
Architects and Planners
2302 Bellevue Road, Harrisburg PA 17104
T 717 798 0048

SMARTER DESIGN GROUP
2630 Locust Lane, Harrisburg PA 17109
T 717 514 4469

Dwelling Renovations to Gloninger Meadows Apartments

2100 Street & Center Street
Lebanon, PA 17042

Housing Authority of the County of Lebanon
Stevens Towers
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

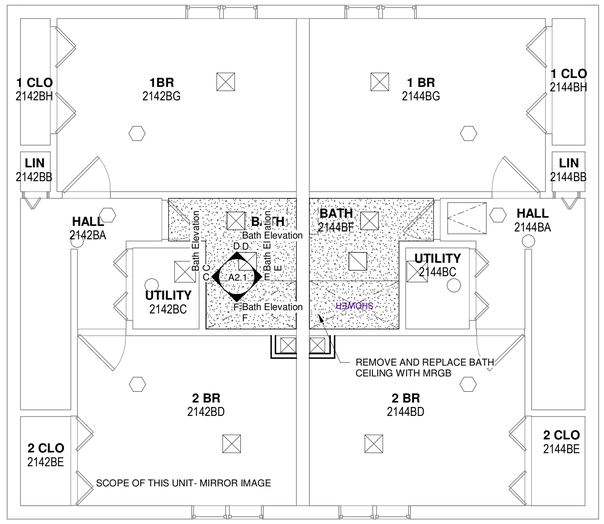
PROJECT # : 20190917

DRAWN BY: JFT

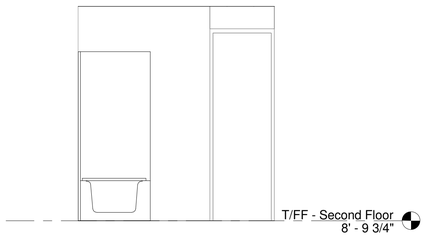
CHECKED BY: JRT

Drawing Title:
3 BR Unit C- Floor Plans, Finish Schedule & Details

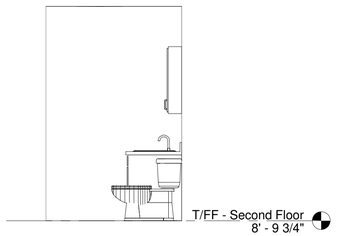
Drawing Number:
A1.3



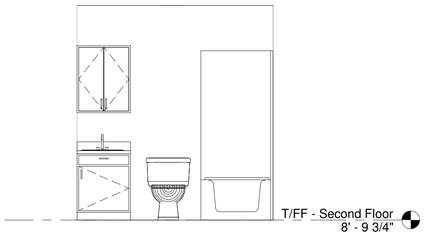
2 Typical 2 BR Unit B Second Floor Reflected Ceiling Plan
1/4" = 1'-0"



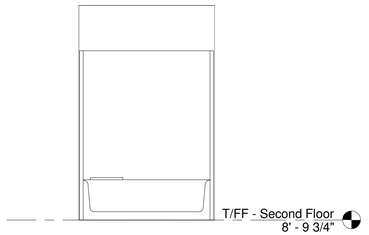
C Bath Elevation C
3/8" = 1'-0"



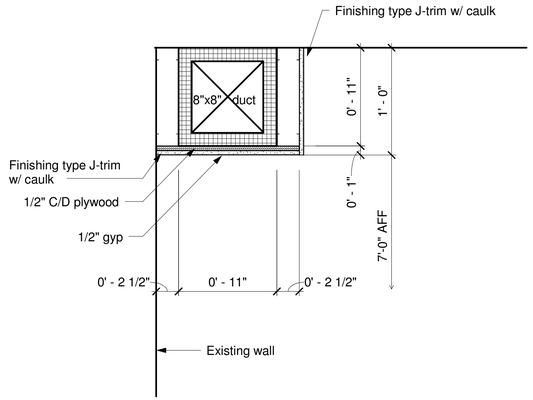
D Bath Elevation D
3/8" = 1'-0"



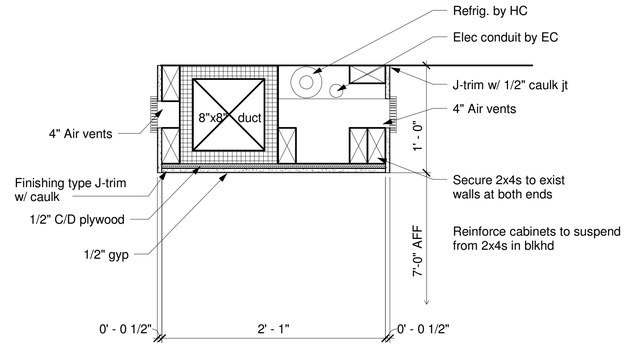
E Bath Elevation E
3/8" = 1'-0"



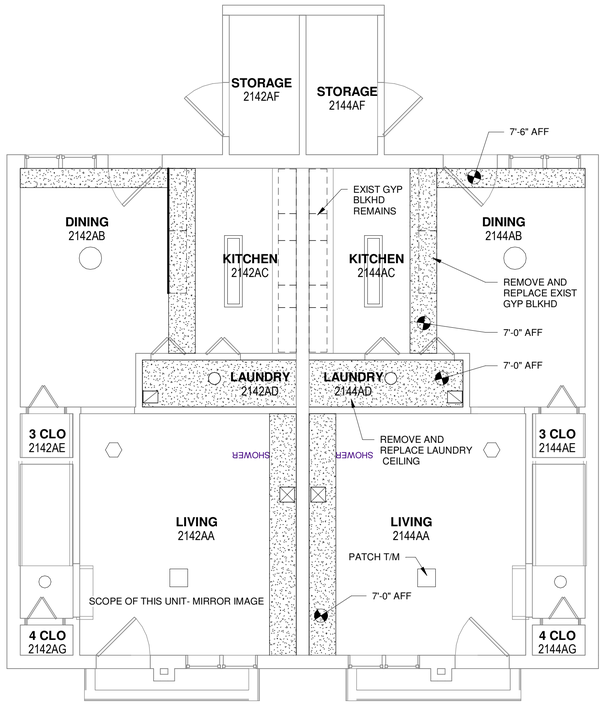
F Bath Elevation F
3/8" = 1'-0"



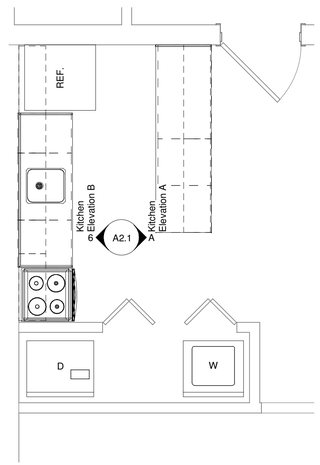
3 Duct Bulkhead Detail
1 1/2" = 1'-0"



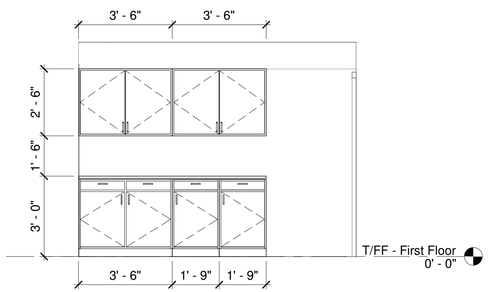
4 Penninsula Bulkhead Detail
1 1/2" = 1'-0"



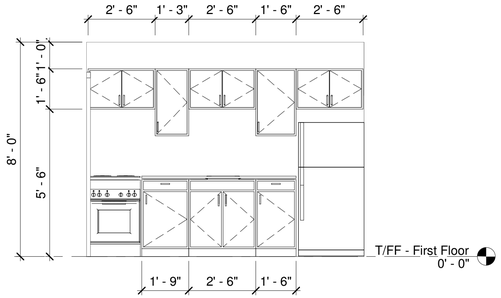
1 Typical 2 BR Unit B First Floor Reflected Ceiling Plan
1/4" = 1'-0"



5 Kitchen Layout Plan
3/8" = 1'-0"



A Kitchen Elevation A
3/8" = 1'-0"



6 Kitchen Elevation B
3/8" = 1'-0"

BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical / Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8228

JEM Group, LLC
Cost Consultant
509 N. Second Street
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DATE: 12/10/21

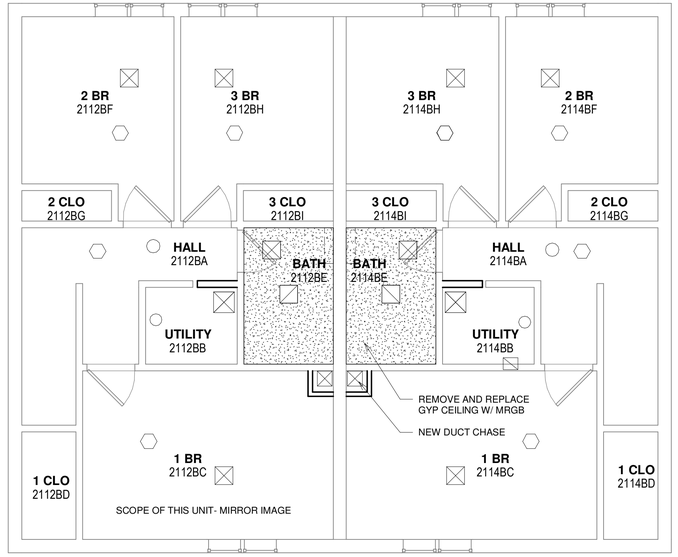
PROJECT # : 20190917

DRAWN BY: JFT

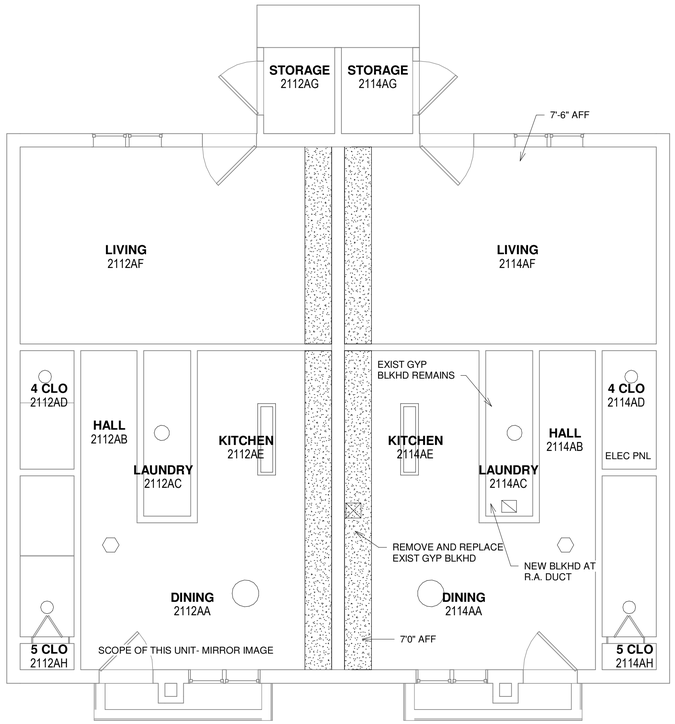
CHECKED BY: JRT

Drawing Title:
2 BR Unit B- Reflected Ceiling Plans, Kitchen Layout Plan, Interior Elevations & Details

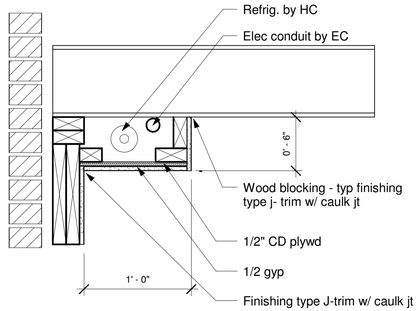
Drawing Number:
A2.1



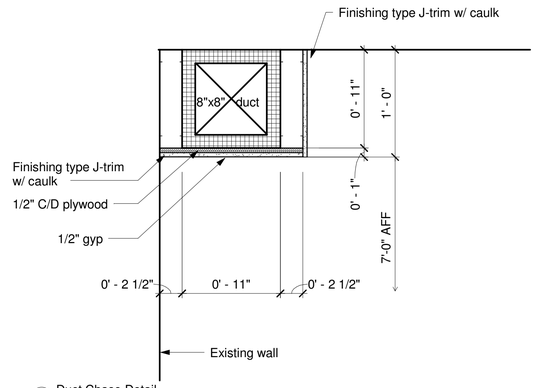
2 Typical 3 BR Unit C Second Floor - Reflected Ceiling Plan
1/4" = 1'-0"



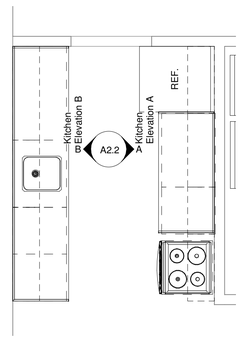
1 Typical 3 BR Unit C First Floor - Reflected Ceiling Plan
1/4" = 1'-0"



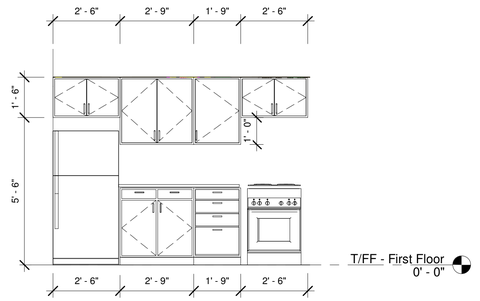
3 Bulkhead Detail
1 1/2" = 1'-0"



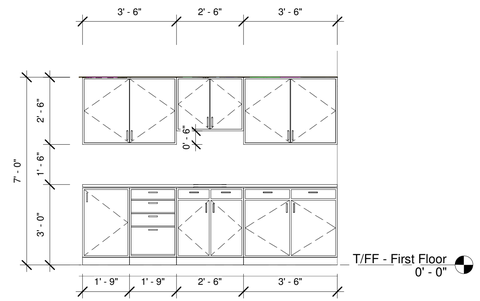
4 Duct Chase Detail
1 1/2" = 1'-0"



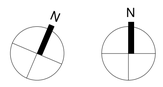
5 Typical 3 BR Unit C Kitchen Layout Plan
3/8" = 1'-0"



A Kitchen Elevation A
3/8" = 1'-0"



B Kitchen Elevation B
3/8" = 1'-0"



BID SET

Professional Seal:

CONSULTANTS:
BSEG, LLC
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Allentown, PA 18106
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DATE: 12/10/21

PROJECT # : 20190917

DRAWN BY: JFT

CHECKED BY: JRT

Drawing Title:
3 BR Unit C- Reflected Ceiling Plans, Kitchen Layout Plan, Interior Elevations & Details

Drawing Number:
A2.2

LIGHTING

	1'x4' FLUORESCENT LIGHTING FIXTURE
	1'x4' FLUORESCENT LIGHTING FIXTURE-EMERGENCY
	ROUND RECESSED DOWNLIGHT FIXTURE
	NORMAL EMERGENCY FIXTURE
	EMERGENCY BATTERY UNIT
	EXIT SIGN-DOUBLE FACE
	EXIT SIGN-CEILING MOUNTED WITH DIRECTIONAL ARROWS
	EXIT SIGN-SINGLE FACE

WIRING DEVICES

$	SINGLE POLE SWITCH - 4'-0" AFF UNLESS OTHERWISE NOTED
$3	3-WAY SWITCH - 4'-0" AFF UNLESS OTHERWISE NOTED
$4	4-WAY SWITCH - 4'-0" AFF UNLESS OTHERWISE NOTED
$R	SWITCH FOR RECEPTACLE
$D	DIMMER SWITCH - 4'-0" AFF UNLESS OTHERWISE NOTED
$MS	LIGHTING CONTROL SYSTEM MASTER SWITCH
$SS	LIGHTING CONTROL SYSTEM SLAVE-TO-MASTER SWITCH
$OS	INFRARED OCCUPANCY SENSOR SWITCH - 4'-0" AFF UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - NEMA 5-20R, MOUNT 1'-6" AFF UNLESS OTHERWISE NOTED
R	SWITCHED DUPLEX RECEPTACLE - SWITCH BOTTOM OUTLET ONLY
CT	COUNTER TOP DUPLEX RECEPTACLE - MOUNT 6" ABOVE COUNTER SURFACE
	GFI DUPLEX RECEPTACLE
	QUAD RECEPTACLE - NEMA 5-20R, MOUNT 1'-6" AFF UNLESS OTHERWISE NOTED
AF	AFCI RATED RECEPTACLE
	FLOOR BOX MOUNTED DUPLEX RECEPTACLE
	SINGLE RECEPTACLE - NEMA 14-50R; COORDINATE MOUNTING HEIGHT WITH EQUIPMENT
T	TAMPER RESISTANT RECEPTACLE
OS	DUAL TECHNOLOGY STANDARD RANGE OCCUPANCY SENSOR - 360° (12' RANGE WITH 9' CEILING)
OS ER	DUAL TECHNOLOGY EXTENDED RANGE OCCUPANCY SENSOR (28' RANGE WITH 9' CEILING)
OS HB	DUAL TECHNOLOGY HIGH BAY OCCUPANCY SENSOR (30' RANGE WITH 50' CEILING)

SIGNAL SYSTEM

FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNICATOR PANEL
SD	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
SD D	DUCT MOUNTED SMOKE DETECTOR
SD 120	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH LOCAL SOUNDER, WITH INTEGRAL STROBE WHERE INDICATED
HD	HEAT DETECTOR, 135 FIXED/RATE OF RISE
D	MAGNETIC DOOR HOLDER (120VAC) WITH F/A CONTROL MODULE, WALL SEMI-FLUSH
F	MANUAL PULL STATION - SHALL BE MOUNTED SUCH THAT THE HANDLE IS NOT LESS THAN 42" AND NOT GREATER THAN 54" AFF.
F	VISUAL ALARM - SHALL BE MOUNTED SUCH THAT ENTIRE LENS IN NOT LESS THAN 80" AND NOT GREATER THAN 96" AFF.
F	AUDIO/VISUAL ALARM - SHALL BE MOUNTED SUCH THAT ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" AFF.

NOTE:
THE LEGEND ON THIS SHEET IS A STANDARD LEGEND NOT ALL SYMBOLS SHOWN MAY APPEAR ON THESE CONTRACT DRAWINGS.

MOUNTING HEIGHT NOTES:

1. MOUNTING HEIGHTS TO CENTER OF RECPTACLES AND TOP OF SWITCH PLATE UNLESS OTHERWISE NOTED. IN MASONRY CONSTRUCTION THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OF BRICK COURSING.

2. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THE DRAWING OR SPECIFICATIONS.

3. A '+' BESIDE A DEVICE INDICATES THAT DEVICE IS MOUNTED ABOVE A COUNTER OR CASEWORK. COORDINATE WITH ARCHITECTURAL ROOM ELEVATIONS, DETAILS AND CASEWORK CONTRACTOR.

THE ELECTRICAL SYSTEMS PRESENTED ON THE SUBSEQUENT DRAWINGS WERE DESIGNED IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES AND STANDARDS:

- THE NATIONAL ELECTRICAL CODE (NEC), 2014
- THE NATIONAL ELECTRICAL CODE (NEC), 2017 (PHILADELPHIA)
- INTERNATIONAL BUILDING CODE (IBC), 2015
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015

PANELBOARDS

	SURFACE MOUNTED PANEL
	FLUSH MOUNTED PANEL

CIRCUITING

E1-1	HOME RUN WITH CIRCUIT TAG
	MULTICONDUCTOR WIRING
	CONDUIT RISE
	CONDUIT DROP
JB	JUNCTION BOX
JB	WALL MOUNTED JUNCTION BOX FOR FURNITURE WHIP
	FLOOR BOX - HUBELL SISFBAV OR EQUAL (WITH DUPLEX RECEPTACLE AND FOUR CAT 5e DATA JACKS)
ROOM NAME / ROOM # / P-1	BRANCH CIRCUIT NUMBER FOR ALL ITEMS IN THIS ROOM UNLESS OTHERWISE INDICATED - (*) INDICATES CONNECTION TO CIRCUIT NUMBER SHOWN NEXT TO DEVICE

ABBREVIATIONS & SYMBOLS

AFF	ABOVE FINISHED FLOOR
CT	COUNTER HEIGHT-44" AFF (UNLESS OTHERWISE NOTED)
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
GC	GENERAL CONTRACTOR
GF	GROUND FAULT INTERRUPTER
1	DRAWING NOTE BY SYMBOL
EX	EXISITNG
H+V	HEARING AND VISUALLY IMPAIRED
ER	EXISTING RELOCATED

STANDARD MOUNTING HEIGHTS

10'-0"		BATTERY LIGHTING UNITS AND REMOTE WALL MOUNTED LIGHT HEADS (OR 1'-0" BELOW FINISHED CEILING OF TOP UNIT).
8'-6"		PENDANT-HUNG INDUSTRIAL AND STRIP LIGHTING FIXTURES.
CENTER ABOVE DOOR OR WINDOW OPENING		WARNING AND SIGNALING FIXTURES/SIGNS.
6'-8"	F F	OR 6" BELOW FINISHED CEILING WHICHEVER IS LOWER. FIRE ALARM SIGNAL DEVICES AND ILLUMINATED FIRE SIGNALS.
6'-6"		TOP OF FLUSH AND SURFACE MOUNTED POWER PANELBOARDS AND TELEPHONE CABINETS.
6'-3"		TOP OF BACK-MOUNTED WALL EXIT FIXTURES (NOT MOUNTED ABOVE DOORS).
6'-0"		TOP OF HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS, CONTACTORS.
4'-6"		CENTERLINE OF OPERATING HANDLE FOR WALL MOUNTED DISCONNECT SWITCHES AND MOTOR STARTERS; WALL MOUNTED TELEPHONE AND PAY STATIONS (3'-6" AT HANDICAP LOCATIONS VERIFY EXACT HEIGHT PRIOR TO ROUGH IN)
4'-0"	CT $M	ELECTRICAL DEVICE LIGHTING SWITCHES, MANUAL MOTOR STARTERS AND GFI RECEPTACLES IN TOILET ROOMS OR FOR SEPERATE SINKS NOT IN CASEWORK.
3'-6"	F	FIRE ALARM PULL STATIONS
2'-0"		ELECTRICAL RECEPTACLES WITHIN MECHANICAL SPACES, ELECTRICAL AND ELEVATOR ROOMS.
1'-6"		ELECTRICAL RECEPTACLES
0"		FINISHED FLOOR

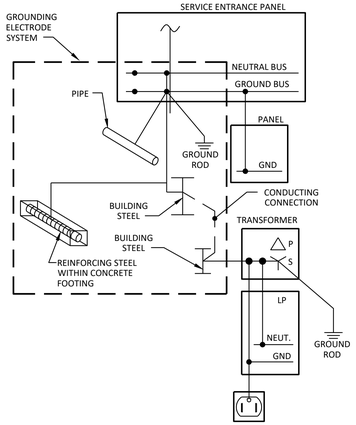
CONTROL EQUIPMENT

$M	MANUAL MOTOR STARTER - OVERLOADS SIZED TO ACCOMMODATE MOTOR - 4'-0" AFF UNLESS OTHERWISE NOTED
FVNR/SIZE1/3R	COMBINATION MOTOR STARTER - TYPE/SIZE/NEMA ENCLOSURE AS INDICATED - MOUNT 4'-6" AFF TO CENTERLINE OF OPERATING HANDLE PROVIDE OVERCURRENT AND OVERLOADS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR MOTOR HP
M	MOTOR - HORSEPOWER AS INDICATED
30/3/NF/12	DISCONNECT SWITCH - AMPS/POLES/FUSES/NEMA ENCLOSURE AS INDICATED - MOUNT 4'-6" AFF TO CENTERLINE OF OPERATING HANDLE
30/3	ENCLOSED CIRCUIT BREAKER - AMPS/POLES AS INDICATED - MOUNT 4'-6" AFF TO CENTERLINE OF OPERATING HANDLE

LIGHTING FIXTURE SCHEDULE

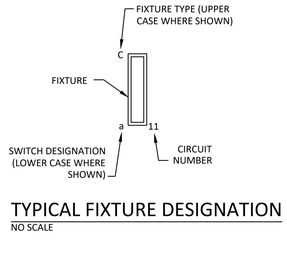
TYPE	DESCRIPTION	MOUNTING				MANUFACTURER & CATALOG NUMBER	LAMPS	NOTES
		SURF	SUSP	REC	HGT			
R1	LED KITCHEN FIXTURE	•				LITHONIA, FMFL-30841-SATL-BN	35W LED (4000K)	1,2,17,20
R2	LED SURFACE MOUNT - MEDIUM	•				LITHONIA, FMML-7-8-30	10W LED (3000K)	1,2,17,20
R3	LED SURFACE MOUNT - LARGE	•				LITHONIA, FMML-13-8-30	28W LED (3000K)	1,2,17,20
R4	LED UNDERCABINET	•				LITHONIA, UCEL-24IN-30K-90CRI-SWR-WH	12W LED (3000K)	1,2,17,20
R5	LED EXTERIOR SCONCE	•				LITHONIA, OCLS-8-DDB	10W LED (4000K)	1,2,14,17,20
R6	LED UTILITY WALL	•				LITHONIA, FMMCL-840-PIR	10W LED (4000K)	1,2,17,20
R7	LED EXTERIOR SURFACE	*				LITHONIA, FMMLSQ-7-8-40-WL	10W LED (4000K)	1,2,14,17,20
R8	LED VANITY FIXTURE	•				PROGRESS, P300183-009-30	35W LED (3000K)	1,2,17,20
R9	LED SURFACE	•				PROGRESS, P8222-28-30K	18W LED (3000K)	1,2,17

1. UL LABELED
2. ELECTRONIC BALLAST/DRIVER
3. LOW TEMP 0°F BALLAST/DRIVER
4. VANDAL RESISTANT
5. DAMP LOCATION LISTED
6. LAMP INCLUDED
7. VERTICAL MOUNTING
8. HORIZONTAL MOUNTING
9. FIRE RATED AND IC RATED HOUSING SHALL BE PROVIDED WHERE REQUIRED
10. PROVIDE BALLAST DISCONNECT IN ACCORDANCE WITH NEC 410.73
11. SWITCH LIGHT AND FAN SEPARATELY
12. PROVIDE QUARTZ RESTRIKE FOR EMERGENCY CIRCUIT
13. CHEVRONS AS REQUIRED
14. WET LOCATION LISTED
15. PROVIDE EMERGENCY BALLAST/DRIVER WHERE INDICATED PER PLANS (MIN. 900 LUMEN OUTPUT)
16. PROVIDE STEM LENGTH AS SPECIFIED ON DRAWINGS
17. FINISH AS SELECTED BY ARCHITECT
18. PROVIDE ENERGY STAR RATED LAMP(S)
19. PROVIDE INTEGRAL PHOTOCELL BUTTON CONTROL FOR DUSK TO DAWN OPERATION.
20. PROVIDE MOUNTING ACCESSORIES AS REQUIRED.
21. PROVIDE 'OPTIONAL LED' LAMPING WITH 3000K LED LAMP.
22. REFER TO CIVIL PLANS FOR ADDITIONAL SITE LIGHTING FIXTURE INFORMATION.
23. VERIFY FIXTURE SELECTION WITH ARCHITECT AND INTERIOR DESIGNER.
24. PROVIDE DIMMING BALLAST OR DRIVER FOR FIXTURE.
25. PROVIDE EXIT SIGNS WITH INTEGRAL BATTERIES FOR REMOTE OUTPUT TO TWIN HEAD EMERGENCY FIXTURES AS NECESSARY. INTERIOR EXIT SIGNS THAT DO NOT SUPPORT EXTERIOR EMERGENCY HEADS SHALL BE CONNECTED TO THE NEAREST UNSWITCHED EMERGENCY LIGHTING CIRCUIT.

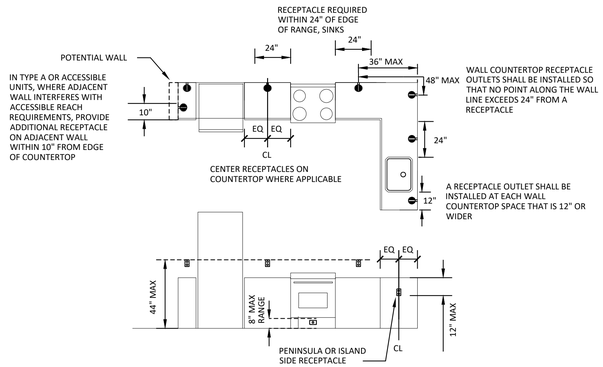


NOTES:
1. ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE 250.66.
2. ALL GROUNDING CONDUCTORS FOR GROUNDING OF RACEWAY AND EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE 250.122.
3. GROUNDING DETAIL IS SHOWN TO REPRESENT COMPLETE GROUNDING CONTINUITY.

TYPICAL GROUNDING DETAIL
NO SCALE



TYPICAL FIXTURE DESIGNATION
NO SCALE



TYPICAL DWELLING UNIT KITCHEN RECEPTACLE MOUNTING
NO SCALE

TYPICAL PLAN FOR DIAGRAMMATIC PURPOSES ONLY. USE IN COMBINATION WITH ELECTRICAL FLOOR PLANS TO DETERMINE LOCATION(S) OF RECEPTACLES. FIELD VERIFY EXACT INSTALLATION REQUIREMENTS.

IF BACK SPLASH HEIGHT INTERFERES WITH COUNTER TOP RECEPTACLES, INSTALL OUTLETS HORIZONTALLY.

ELECTRICAL DRAWING LIST

GENERAL ELECTRICAL NOTES:

1. FOR LEGEND AND SCHEDULES, SEE THIS DRAWING.
2. CONTRACTOR SHALL PROVIDE BRANCH CIRCUIT WIRING TO ALL ITEMS WHICH REQUIRE ELECTRICAL CONNECTIONS. WHERE BRANCH CIRCUIT WIRING IS NOT SHOWN, CONTRACTOR SHALL CONNECT ITEMS TO THE CIRCUITS INDICATED. EXACT ROUTING OF CONDUITS AND WIRING SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SPECIFICATIONS.
3. CONTRACTOR SHALL USE ONLY THOSE WIRING METHODS ALLOWED IN THE SPECIFICATIONS.
4. MINIMUM WIRE SIZE SHALL BE #12AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4".
5. THE ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
6. PROVIDE CONDUIT, WIRING AND CONNECTIONS AS REQUIRED BY EQUIPMENT MANUFACTURER.
7. ALL RECEPTACLES CIRCUITS SHALL BE INSTALLED WITH FULL SIZE GROUND WIRE BACK TO PANEL.
8. ELECTRICAL CONTRACTOR TO SUPPLY ALL GROUNDING & BONDING REQUIREMENTS PER THE NATIONAL ELECTRICAL CODE.
9. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES WITH HVAC DUCTWORK, PIPING AND EQUIPMENT.
10. LIGHT SWITCH LOCATIONS ARE SHOWN FOR DIAGRAMMATIC PURPOSES. COORDINATE EXACT LOCATIONS IN THE FIELD. DESIGN INTENT IS TO LOCATE THE SWITCH(ES) NO MORE THAN 36" FROM THE DOOR OPENING (ON THE LATCH-SIDE OF THE DOOR).
11. ALL LIGHTING FIXTURES TO BE COMPATIBLE WITH THE CEILING CONSTRUCTION.
12. APARTMENT UNIT SMOKE DETECTORS TO BE CONNECTED TO THE ROOM RECEPTACLE CIRCUIT.
13. ALL ELECTRICAL PENETRATIONS SHALL NOT COMPROMISE THE INTEGRITY OF FIRE RATED CONSTRUCTION. ANY PENETRATIONS WILL BE SEALED WITH APPROPRIATE MATERIALS TO RESTORE APPLICABLE UL LISTED MANUFACTURER'S DETAILS.

ELECTRICAL DEMOLITION GENERAL NOTES

1. CONTRACTOR TO DISCONNECT POWER TO ALL EQUIPMENT INDICATED. REMOVE ALL ASSOCIATED DEVICES, CABLING AND CONDUIT BACK TO SOURCE UNLESS NOTED OTHERWISE.
2. DEMOLITION OF ALL EXISTING ELECTRICAL EQUIPMENT AND ASSOCIATED CONDUIT SHALL BE COORDINATED WITH PROPOSED WORK INSTALLATION.
3. AT EQUIPMENT/ DEVICES BEING REMOVED, ABANDON CONDUIT AND BOXES IN BLOCK WALLS TO REMAIN. REMOVE ALL WIRE AND CONDUIT EXPOSED AND ABOVE CEILING BACK TO SOURCE. COVER ALL BOXES TO REMAIN IN BLOCK WALL WITH BLANK COVER PLATES.
4. THIS CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY/ALL DAMAGES TO EXISTING FLOORS, FLOOR TILES, WALLS, CEILINGS, FURNISHINGS, ETC. DUE TO THE REMOVAL PROCESS OF ELECTRICAL EQUIPMENT AND ALL ASSOCIATED ITEMS.
5. ALL MATERIAL AND EQUIPMENT REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
6. DISCONNECT AND REMOVE ALL SWITCHES, RECEPTACLES, ETC. FROM WALLS BEING REMOVED. ENSURE THAT ANY ADJACENT DEVICES TO REMAIN ARE ENERGIZED.
7. THE DEMOLITION PLAN AS SHOWN IS NOT TO BE CONSIDERED ALL INCLUSIVE BUT IS TO BE A GENERAL GUIDE TO THE SCOPE OF THE DEMOLITION. ALL DEMOLITION MUST BE PERFORMED AS REQUIRED TO BRING THE AREA SHOWN TO A STATE WHERE THE NEW CONSTRUCTION WORK CAN BE ACCOMPLISHED AS SHOWN ON THESE CONSTRUCTION DOCUMENTS.
8. CONTRACTOR SHALL REMOVE ALL EXISTING LIGHTING FIXTURES, BOXES, WIRING, AND CONDUITS FROM WALLS OR CEILING BEING REMOVED. EXISTING CIRCUIT BREAKERS SERVING THE REMOVED ITEMS SHALL BE MADE SPARE.
9. LABEL ALL UNUSED CIRCUIT BREAKERS IN PANELS AS SPARES. IDENTIFY EQUIPMENT AND LOADS THAT REMAIN CONNECTED. PROVIDE UPDATED PANEL SCHEDULE AS PART OF 'AS BUILT SUBMITTAL'.
10. MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS REMAINING IN OTHER AREAS.
11. ALL EXISTING CONDUITS AND WIRING NOT BEING USED SHALL BE REMOVED BACK TO SOURCE.

BSEG
Building Systems Engineering Group
4949 Liberty Lane, Suite 115, Allentown, PA 18106
P: 610-351-8225 F: 610-351-8210
www.bseg-ce.com
BSEG Project No: 19.0059.000

FOR BIDDING

Professional Seal: 12/10/21
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER DAVID R. POLLOCK No. 044141

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
Cost Consultant
509 N. Second Street
Harrisburg PA 17101
T 717 238 7709

Thompson Associates
Architects and Planners
2302 Bellevue Road, Harrisburg PA 17104
T 717 798 0048

SMARTER DESIGN GROUP
2630 Locust Lane, Harrisburg PA 17109
T 717 514 4469

Dwelling Renovations to Gloninger Meadows Apartments

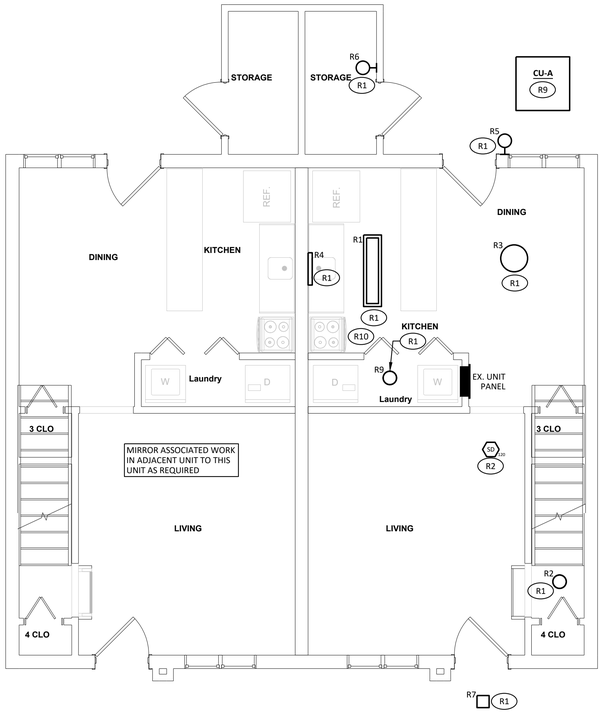
2100 Center Street
Lebanon, PA 17042

Housing Authority of the County of Lebanon
Stevens Tower
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21
PROJECT # : 20190917
DRAWN BY: JRD
CHECKED BY: DRP

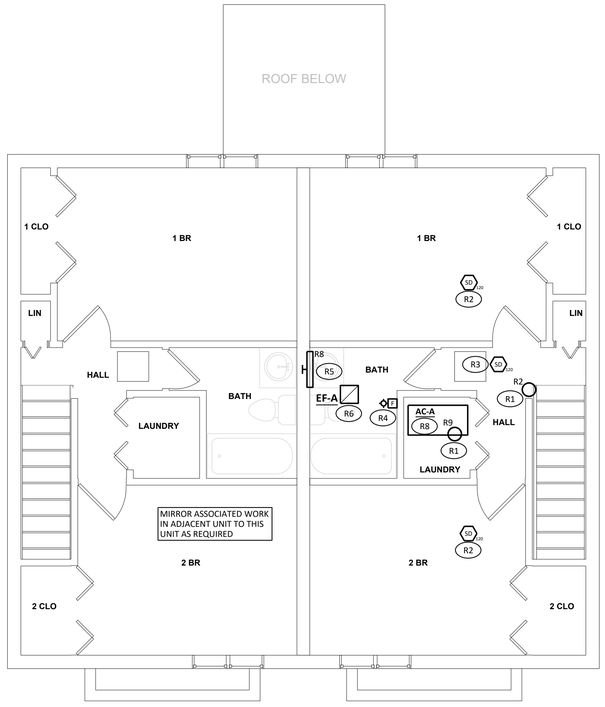
Drawing Title:
ELECTRICAL INFORMATION SHEET

Drawing Number:
E0.0



ELECTRICAL FIRST FLOOR-UNIT B PLAN

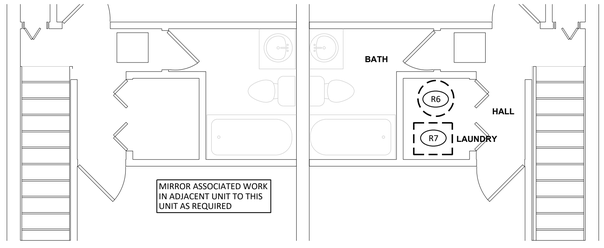
SCALE: 1/4"=1'-0"



ELECTRICAL SECOND FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"

REFER TO UNIT FINISH SCHEDULES ON THE ARCHITECTURAL PLANS FOR FINAL WORK REQUIREMENTS IN EACH UNIT



ELECTRICAL DEMOLITION SECOND FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"

RESIDENTIAL UNITS - NOTES BY SYMBOL: (R#)

(THIS DRAWING ONLY)

(R1) PROVIDE NEW LIGHTING FIXTURE (REPLACING EXISTING FIXTURE AT SAME LOCATION) AS INDICATED. CONNECT TO EXISTING CIRCUIT AND CONTROLS MAINTAINED BY THE DEMOLITION WORK. FIELD VERIFY ACTUAL REQUIREMENTS.

(R2) PROVIDE NEW HARDWIRED INTERCONNECTED 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH 10-YEAR LITHIUM BATTERY BACK-UP (NEW DEVICE LOCATION) AS INDICATED. CONNECT DEVICE TO NEAREST RECEPTACLE CIRCUIT (UN-SWITCHED) AND INTERCONNECT WITH OTHER DEVICES IN UNIT. IN ADA AND H+V SPECIFIED UNITS, PROVIDE INTEGRAL STROBE IN DETECTOR AND REMOTE STROBE UNIT IN TOILET ROOM(S) AS REQUIRED. WHERE POSSIBLE MOUNTED DETECTOR WHERE DRYWALL HAS BEEN REMOVED FOR THE INSTALLATION OF OTHER TRADES TO MINIMIZE DRYWALL REPAIR. FIELD VERIFY ACTUAL REQUIREMENTS.

(R3) PROVIDE NEW HARDWIRED INTERCONNECTED 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH 10-YEAR LITHIUM BATTERY BACK-UP (REPLACING AN EXISTING DEVICE AT SAME LOCATION) AS INDICATED. CONNECT DEVICE TO NEAREST RECEPTACLE CIRCUIT (UN-SWITCHED) AND INTERCONNECT WITH OTHER DEVICES IN UNIT. IN ADA AND H+V SPECIFIED UNITS, PROVIDE INTEGRAL STROBE IN DETECTOR AND REMOTE STROBE UNIT IN TOILET ROOM(S) AS REQUIRED. WHERE POSSIBLE MOUNTED DETECTOR WHERE DRYWALL HAS BEEN REMOVED FOR THE INSTALLATION OF OTHER TRADES TO MINIMIZE DRYWALL REPAIR.FIELD VERIFY ACTUAL REQUIREMENTS.

(R4) PROVIDE NEW LIGHTING FIXTURE (REPLACING EXISTING FIXTURE ILLUMINATED MEDICINE CABINET) AS INDICATED. CONNECT TO EXISTING CIRCUIT AND CONTROLS MAINTAINED BY THE DEMOLITION WORK. EXTEND/MODIFY CIRCUIT AS REQUIRED. FIELD VERIFY ACTUAL REQUIREMENTS.

(R5) CONNECT NEW REPLACEMENT EXHAUST FAN TO EXISTING CIRCUITRY. RECONFIGURE EXISTING WIRING AS REQUIRED FOR NEW FAN, PROVIDE ADDITIONAL 120V SOURCE FOR CONTINUOUS OPERATION. REUSE EXISTING TOGGLE SWITCHES FROM FAN BEING REMOVED. FIELD VERIFY ACTUAL REQUIREMENTS.

(R6) DISCONNECT AND REMOVE POWER CONNECTION TO EXISTING WATER HEATER; REMOVE ASSOCIATED CIRCUITING BACK TO SOURCE. REMOVE ASSOCIATED CIRCUIT BREAKER (20A, 1P) FROM PANEL. FIELD VERIFY ACTUAL REQUIREMENTS.

(R7) DISCONNECT POWER CONNECTION TO EXISTING INDOOR HVAC UNIT; MAINTAIN ASSOCIATED CIRCUIT (20A, 1P) FOR EXTENSION TO NEW UNIT. FIELD VERIFY ACTUAL REQUIREMENTS.

(R8) NEW INDOOR COMBINATION HVAC/WATER HEATER UNIT TO BE CONNECTED TO CIRCUIT (20A, 1P) MAINTAINED BY THE DEMOLITION WORK. PROVIDE POWER CONNECTION TO CONCENTRIC VENT KIT, CONNECT TO NEAREST NON-KITCHEN RECEPTACLE CIRCUIT. EXTEND/MODIFY CIRCUIT AS REQUIRED. FIELD VERIFY ACTUAL REQUIREMENTS.

(R9) NEW OUTDOOR CONDENSING UNIT TO BE CONNECTED TO ASSOCIATED UNIT PANEL. PROVIDE A COMPATIBLE 20A, 2P CIRCUIT BREAKER IN AVAILABLE PANEL SPACE. MAINTAIN ADJACENT EXTERIOR RECEPTACLE FOR MAINTENANCE AS REQUIRED. FIELD VERIFY ACTUAL REQUIREMENTS. WIRE SIZE: (2)#10, (1)#10G. IN 3/4"C.

(R10) CONNECT NEW REPLACEMENT RANGE HOOD TO EXISTING CIRCUITRY. HOOD TO BE FURNISHED BY OWNER AND INSTALLED BY EC. FIELD VERIFY ACTUAL REQUIREMENTS.

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CONSULTANTS:

BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

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509 N. Second Street
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DATE: 12/10/21

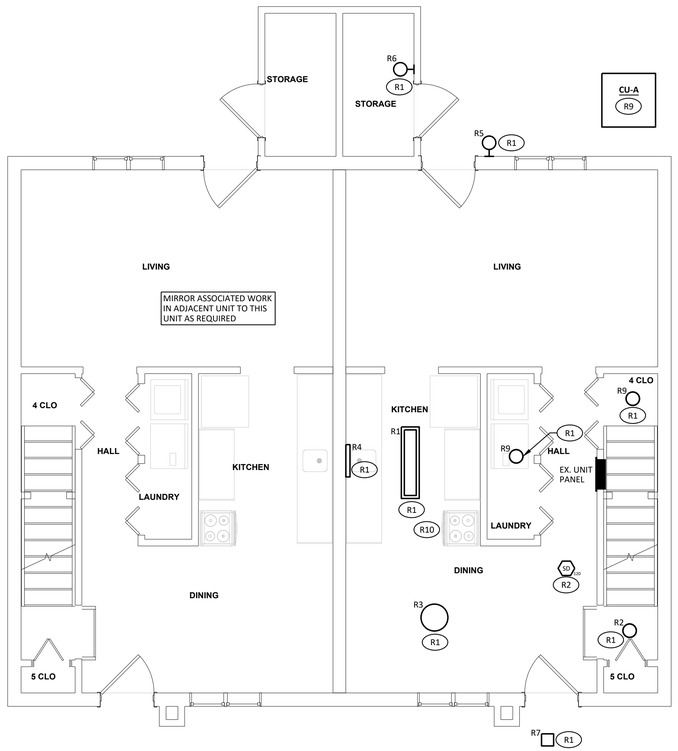
PROJECT # : 20190917

DRAWN BY: JRD

CHECKED BY: DRP

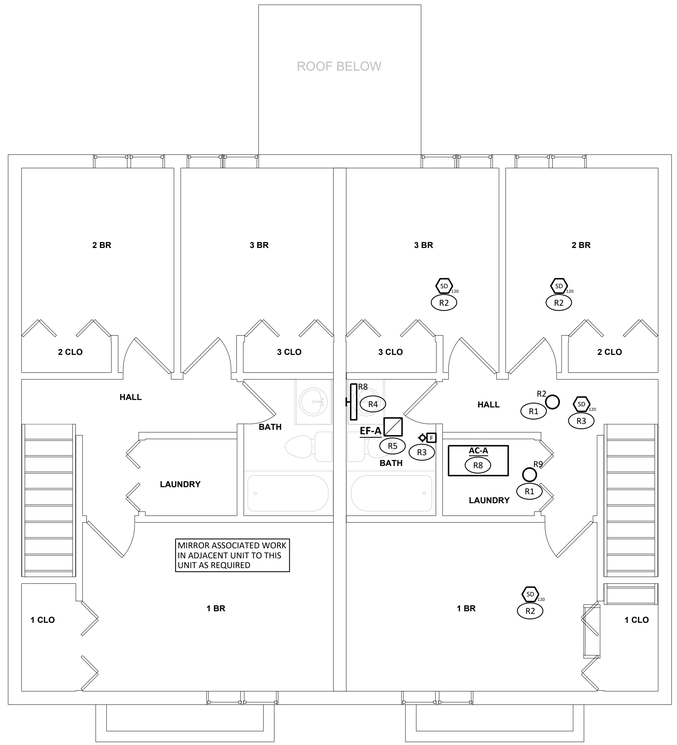
Drawing Title:
ELECTRICAL UNIT B - FLOOR PLANS

Drawing Number:
E1.1



ELECTRICAL FIRST FLOOR-UNIT C PLAN

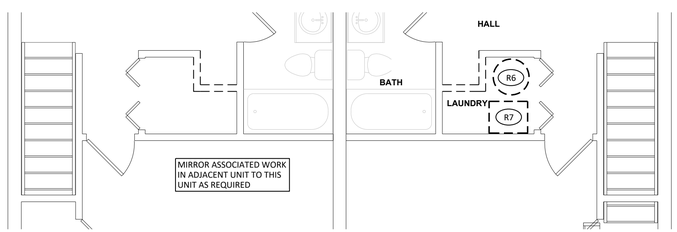
SCALE: 1/4"=1'-0"



ELECTRICAL SECOND FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"

REFER TO UNIT FINISH SCHEDULES ON THE ARCHITECTURAL PLANS FOR FINAL WORK REQUIREMENTS IN EACH UNIT



ELECTRICAL DEMOLITION SECOND FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"

RESIDENTIAL UNITS - NOTES BY SYMBOL: (R#)

(THIS DRAWING ONLY)

- (R1) PROVIDE NEW LIGHTING FIXTURE (REPLACING EXISTING FIXTURE AT SAME LOCATION) AS INDICATED. CONNECT TO EXISTING CIRCUIT AND CONTROLS MAINTAINED BY THE DEMOLITION WORK. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R2) PROVIDE NEW HARDWIRED INTERCONNECTED 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH 10-YEAR LITHIUM BATTERY BACK-UP (NEW DEVICE LOCATION) AS INDICATED. CONNECT DEVICE TO NEAREST RECEPTACLE CIRCUIT (UN-SWITCHED) AND INTERCONNECT WITH OTHER DEVICES IN UNIT. IN ADA AND H+V SPECIFIED UNITS, PROVIDE INTEGRAL STROBE IN DETECTOR AND REMOTE STROBE UNIT IN TOILET ROOM(S) AS REQUIRED. WHERE POSSIBLE MOUNTED DETECTOR WHERE DRYWALL HAS BEEN REMOVED FOR THE INSTALLATION OF OTHER TRADES TO MINIMIZE DRYWALL REPAIR. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R3) PROVIDE NEW HARDWIRED INTERCONNECTED 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH 10-YEAR LITHIUM BATTERY BACK-UP (REPLACING AN EXISTING DEVICE AT SAME LOCATION) AS INDICATED. CONNECT DEVICE TO NEAREST RECEPTACLE CIRCUIT (UN-SWITCHED) AND INTERCONNECT WITH OTHER DEVICES IN UNIT. IN ADA AND H+V SPECIFIED UNITS, PROVIDE INTEGRAL STROBE IN DETECTOR AND REMOTE STROBE UNIT IN TOILET ROOM(S) AS REQUIRED. WHERE POSSIBLE MOUNTED DETECTOR WHERE DRYWALL HAS BEEN REMOVED FOR THE INSTALLATION OF OTHER TRADES TO MINIMIZE DRYWALL REPAIR. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R4) PROVIDE NEW LIGHTING FIXTURE (REPLACING EXISTING FIXTURE ILLUMINATED MEDICINE CABINET) AS INDICATED. CONNECT TO EXISTING CIRCUIT AND CONTROLS MAINTAINED BY THE DEMOLITION WORK. EXTEND/MODIFY CIRCUIT AS REQUIRED. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R5) CONNECT NEW REPLACEMENT EXHAUST FAN TO EXISTING CIRCUITRY. RECONFIGURE EXISTING WIRING AS REQUIRED FOR NEW FAN, PROVIDE ADDITIONAL 120V SOURCE FOR CONTINUOUS OPERATION. REUSE EXISTING TOGGLE SWITCHES FROM FAN BEING REMOVED. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R6) DISCONNECT AND REMOVE POWER CONNECTION TO EXISTING WATER HEATER; REMOVE ASSOCIATED CIRCUITING BACK TO SOURCE. REMOVE ASSOCIATED CIRCUIT BREAKER (20A, 1P) FROM PANEL. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R7) DISCONNECT POWER CONNECTION TO EXISTING INDOOR HVAC UNIT; MAINTAIN ASSOCIATED CIRCUIT (20A, 1P) FOR EXTENSION TO NEW UNIT. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R8) NEW INDOOR COMBINATION HVAC/WATER HEATER UNIT TO BE CONNECTED TO CIRCUIT (20A, 1P) MAINTAINED BY THE DEMOLITION WORK. EXTEND/MODIFY CIRCUIT AS REQUIRED. PROVIDE POWER CONNECTION TO CONCENTRIC VENT KIT, CONNECT TO NEAREST NON-KITCHEN RECEPTACLE CIRCUIT. FIELD VERIFY ACTUAL REQUIREMENTS.
- (R9) NEW OUTDOOR CONDENSING UNIT TO BE CONNECTED TO ASSOCIATED UNIT PANEL. PROVIDE A COMPATIBLE 20A, 2P CIRCUIT BREAKER IN AVAILABLE PANEL SPACE. MAINTAIN ADJACENT EXTERIOR RECEPTACLE FOR MAINTENANCE AS REQUIRED. FIELD VERIFY ACTUAL REQUIREMENTS. WIRE SIZE: (2)#10, (1)#10G. IN 3/4"C.
- (R10) CONNECT NEW REPLACEMENT RANGE HOOD TO EXISTING CIRCUITRY. HOOD TO BE FURNISHED BY OWNER AND INSTALLED BY EC. FIELD VERIFY ACTUAL REQUIREMENTS.

BSEG
Building Systems Engineering Group
4949 Liberty Lane, Suite 115, Allentown, PA 18106
P: 610-351-8225 F: 610-351-8210
www.bseg-ce.com
BSEG Project No: 19.0059.000

FOR BIDDING

Professional Seal: 12/10/21

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER DAVID R. POLLOCK No. 069414

CONSULTANTS:

BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
Cost Consultant
509 N. Second Street
Harrisburg, PA 17101
T 717 238 7709

Thompson Associates
Architects and Planners
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T 717 798 0348

SMARTER DESIGN GROUP
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Housing Authority of the County of Lebanon
Stevens Tower
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

PROJECT # : 20190917

DRAWN BY: JRD

CHECKED BY: DRP

Drawing Title:
ELECTRICAL
UNIT C - FLOOR PLANS

Drawing Number:
E1.2

MISCELLANEOUS SYMBOLS

- (T) THERMOSTAT
- (H) HUMIDISTAT
- (S) SWITCH
- (O) OCCUPANCY SENSOR
- (C) CARBON DIOXIDE SENSOR.
- 1" DOOR UNDERCUT
- TC TIME CLOCK
- POINT OF CONNECTION-NEW TO EXISTING
- POINT OF DEMOLITION CONCLUSION
- (#) DRAWING NOTE SYMBOL
- S* DESIGNATES SUPPLY DIFFUSER TYPE IN AREA
- R* DESIGNATES RETURN DIFFUSER TYPE IN AREA
- E* DESIGNATES EXHAUST GRILLE TYPE IN AREA
- EXHAUST RISER DESIGNATION
- # REVISION SYMBOL
- DIRECTION OF VIEW
- # / # SECTION NUMBER / DRAWING ON WHICH SECTION OR DETAIL IS SHOWN
- # / # DETAIL OR SECTION NUMBER / DRAWING FROM WHICH SECTION OR DETAIL IS TAKEN

ABBREVIATIONS

A/C	AIR CONDITIONING	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	INTL	INTERNAL
AFG	ABOVE FINISHED GRADE	LAT	LEAVING AIR TEMPERATURE
AL	ALUMINUM	LBS	POUNDS
AMB	AMBIENT	LIN	LINEAL
AMP	AMPERE	LP	LOW PRESSURE
AP	ACCESS PANEL	LRA	LOCKED ROTOR AMPS
APROX	APPROXIMATE	LVL	LEVEL
ARR	ARRANGEMENT	LVR	LOUVER
ATC	AUTOMATIC TEMPERATURE CONTROL	LWT	LEAVING WATER TEMPERATURE
AUTO.	AUTOMATIC	MAN.	MANUAL
AUX	AUXILIARY	MAX	MAXIMUM
AVG	AVERAGE		
BBD	BOILER BLOW DOWN	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
BF	BOILER FEED		
BHP	BOILER HORSEPOWER OR BRAKE HORSEPOWER	MU	MAKEUP
		MIN	MINIMUM
BOD	BOTTOM OF DUCT	MOD.	MODEL
BOP	BOTTOM OF PIPE	MOUNT.	MOUNTING
BOT	BOTTOM	MTD	MOUNTED
BP	BACK PRESSURE	NA	NOT APPLICABLE
BSMT	BASEMENT	NC	NORMALLY CLOSED
BTU	BRITISH THERMAL UNIT	NEG	NEGATIVE
C TO C	CENTER TO CENTER	NIC	NOT IN CONTRACT
CA	COMPRESSED AIR	NO	NORMALLY OPEN
CAP.	CAPACITY CHEMICAL FEED CUBIC FOOT (FEET) PER MINUTE	NTS	NOT TO SCALE
		OA	OUTSIDE AIR
		OED	OPEN END DUCT
CI	CAST IRON	OF	OVERFLOW
CL	CENTER LINE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CO	CLEANOUT		
COL	COLUMN	OV	OUTLET VELOCITY
CONC	CONCRETE OR CONCENTRIC	PCR	PUMPED CONDENSATE RETURN
CONN	CONNECT OR CONNECTION		
CONT	CONTINUATION	PD	PRESSURE DROP
CTR	CENTER	PG	PRESSURE GAUGE
CF	CUBIC FOOT (FEET)	PL	PLATE
D	DRAIN OR DEEP	PNEU	PNEUMATIC
DB	DRY BULB	PRESS.	PRESSURE
DDC	DIRECT DIGITAL CONTROL	PROP.	PROPELLER
		PSIG	POUNDS PER SQUARE INCH GAUGE
DEG	DEGREE		
DET	DETAIL	QTY	QUANTITY
DIA,Ø	DIAMETER	RECOV	RECOVERY
DISC.	DISCONNECT	REF	REFERENCE
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	REV	REVISION
EA	EACH	RL	REFRIGERANT LIQUID
EAT	ENTERING AIR TEMPERATURE	RM	ROOM
EDR	EQUIVALENT DIRECT RADIATION	RS	REFRIGERANT SUCTION
		RTN	RETURN
EER	ENERGY EFFICIENCY RATIO	S	SWITCH
		SCH	SCHEDULE
EFF	EFFICIENCY	SD	SMOKE DAMPER WITH ACCESS DOOR
EJ	EXPANSION JOINT		
EL	ELEVATION	SEC	SECONDARY,SECONDS
ELB	ELBOW	SENS	SENSIBLE
ELEC	ELECTRICAL	SEP	SEPARATE
ENT	ENTERING	SEQ	SEQUENCE
ESP	EXTERNAL STATIC PRESSURE	SER	SERIES
EVAP	EVAPORATOR	SERV	SERVICE
EWT	ENTERING WATER TEMPERATURE	SHT	SHEET
EXH	EXHAUST	SOL	SOLENOID
EXP	EXPANSION	SP	STATIC PRESSURE
EXST	EXISTING	SS	STAINLESS STEEL
EXT	EXTERNAL	STL	STEEL
F&T	FLOAT & THERMOSTATIC	SUCT	SUCTION
FC	FLEXIBLE CONNECTOR / FLEXIBLE CONNECTION	SPLY	SUPPLY
		TO	TRANSFER OPENING
FDW	FEED WATER	TD	TEMPERATURE DIFFERENTIAL
FLA	FULL LOAD AMPS		
FLR	FLOOR	TEMP	TEMPERATURE
FO	FUEL OIL	TH	THERMOMETER
FPM	FOOT (FEET) PER MINUTE	THK	THICK
FPS	FOOT (FEET) PER SECOND	TSP	TOTAL STATIC PRESSURE
FS	FLOW SWITCH	UON	UNLESS OTHERWISE NOTED
FT	FOOT (FEET)	V	VENT OR VOLT
GA	GAUGE	VAC	VACUUM
GAL	GALLONS	VAV	VARIABLE AIR VOLUME
GALV	GALVANIZED	VB	VACUUM BREAKER
GND	GROUND	VEL	VELOCITY
GPH	GALLONS PER HOUR	VERT	VERTICAL
GPM	GALLONS PER MINUTE	VIB	VIBRATION
GPS	GALLONS PER SECOND	VOL	VOLUME
GR	GRAIN	VSD	VARIABLE SPEED DRIVE
HD	HEAD	VTR	VENT THRU ROOF
HG	HOT GAS	W	WATT, WIDTH OR WIDE
HGT	HEIGHT	WB	WET BULB
HTD	HEATED	WMS	WIRE MESH SCREEN
HTR	HEATER		
HMD	HUMIDITY		
HORIZ	HORIZONTAL		
HP	HORSEPOWER		
Hz	HERTZ		

NOTE:
NOT ALL ABBREVIATIONS AND SYMBOLS INDICATED MAY APPEAR ON THESE CONTRACT DRAWINGS. THIS IS FOR REFERENCE ONLY.

DUCTWORK SYMBOLS

DOUBLE LINE	DESCRIPTION	SINGLE LINE
	EXISTING TO REMAIN	
	EXISTING TO BE REMOVED	
	NEW WORK	
	SUPPLY AIR UP	
	SUPPLY AIR DOWN	
	EXHAUST OR RETURN AIR UP	
	EXHAUST OR RETURN AIR DOWN	
	ROUND DUCT UP	
	ROUND DUCT DOWN	
24x36	RECTANGULAR DUCT SIZE SHOWN IN INCHES (FIRST FIGURE-SIDE SHOWN)	24x36
36x14Ø"	FLAT OVAL DUCT SIZE (FIRST FIGURE-SIDE SHOWN)	36x14Ø"
	DIRECTION OF FLOW	
UP DN	DUCT INCLINED RISE OR DROP IN DIRECTION OF FLOW	UP DN
	90° ELBOW WITH TURNING VANES	
	45°ELBOW (NO VANES)	
	SUPPLY OR RETURN BRANCH CONNECTION	
	SUPPLY BRANCH WITH SPIN COLLAR CONNECTION	
	LATERAL CONNECTION ROUND DUCTWORK	
	CONICAL TEE ROUND DUCTWORK	
	DUCT WITH INTERNAL LINING	
(CFM)	4-WAY DIFFUSER (D)	(CFM)
(CFM)	3-WAY, 2-WAY, OR 1-WAY GRILLE (G)	(CFM)
(CFM)	EXHAUST OR RETURN GRILLE (G)	(CFM)
M	MOTORIZED DAMPER	M
	VOLUME DAMPER	
C	ALDES CAR-II SELF-BALANCING DAMPER	C
BDD	BACK DRAFT DAMPER	BDD
	SMOKE DAMPER WITH ACCESS DOOR	
	FIRE DAMPER WITH ACCESS DOOR (CEILING RADIATION DAMPER AT CEILING MEMBRANE PENETRATIONS)	
	CEILING RADIATION DAMPER WITH ACCESS DOOR	
	COMBINATION FIRE & SMOKE DAMPER WITH ACCESS DOOR	
SP	STATIC PRESSURE SENSOR	SP
T	DUCT TEMPERATURE SENSOR	T
H	DUCT HUMIDITY SENSOR	H
D	DUCT SMOKE DETECTOR	D

PIPING SYMBOLS

SYMBOL	DESCRIPTION
	SHUT-OFF VALVE
	GLOBE VALVE
	CHECK VALVE
	FLOW SETTER
	ANGLE GATE VALVE
	RELIEF OR SAFETY VALVE
S	SOLENOID VALVE
T	THERMAL EXPANSION VALVE
	BACK PRESSURE VALVE
	BUTTERFLY VALVE
	BUTTERFLY CONTROL VALVE
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE
	PRESSURE REDUCING VALVE
	UNION
	STRAINER
	STRAINER W/BLOW-OFF & CAP
	FLOW SENSOR
	SIGHT GLASS
	PIPE GUIDE
	PIPE ANCHOR
	FLEXIBLE CONNECTOR
	EXPANSION JOINT
	THERMOMETER
	PRESSURE GAUGE W/COCK
A	AUTOMATIC AIR VENT
M	MANUAL AIR VENT
	ORIFICE PLATE
	FLOAT AND THERMOSTATIC TRAP
	DIRECTION OF FLOW
	DIRECTION OF SLOPE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	PIPE UP
	PIPE DOWN
	PIPE THROUGH
	TOP TAKE-OFF
	BUCKET TRAP
EMD	END OF MAIN DRIP
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WORK
D	CONDENSATE DRAIN OR DRAIN
HG	HOT GAS
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
V	VENT LINE

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND INCLUDE THE NECESSARY APPURTENANCES TO PROVIDE A COMPLETE, OPERATING SYSTEM. SUBMISSION OF A BID IS CONSIDERED AS ACKNOWLEDGEMENT THAT THE SITE WAS VISITED.
2. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE RELATION OF PIPING, DUCTWORK, CONNECTIONS, AND EQUIPMENT. THE DRAWINGS DO NOT INDICATE ALL OFFSETS, ELBOWS, AND FITTINGS THAT MAY BE REQUIRED. THEREFORE, THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING THE WORK AND ACTUAL EQUIPMENT PROVIDED. THE CONTRACTOR SHALL FURNISH ALL OFFSETS, ELBOWS, FITTINGS, HANGERS, AND ACCESSORIES AS MAY BE REQUIRED TO MEET THESE CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
3. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH 2015 - INTERNATIONAL MECHANICAL CODE, ALL PERTINENT CODES, LAWS, ORDINANCES, REGULATIONS, AND RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN STRICT ACCORDANCE WITH SMACNA AND ASHRAE STANDARDS.
5. COORDINATE HVAC WORK WITH THE WORK OF ALL OTHER CONTRACTORS AND OWNER.
6. THE HVAC CONTRACTOR SHALL ARRANGE THE PROGRESS OF HIS WORK SO AS TO CONFORM TO THE PROGRESS OF THE TRADES AND SHALL COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE CONDITION OF THE PROJECT WILL PERMIT.
7. ALL ITEMS OF LABOR, MATERIAL, AND EQUIPMENT NOT SPECIFICALLY DESCRIBED HEREIN NOR DETAILED ON THE DRAWINGS BUT INCIDENTAL TO OR NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE CONSIDERED AS INCLUDED WITHOUT EXTRA COST.
8. COORDINATE EXACT LOCATIONS OF DIFFUSERS/DUCTWORK WITH LIGHTS, SPRINKLERS, AND CEILING WITH REFLECTED CEILING PLAN AND ARCHITECT.
9. IN DWELLING UNITS, PROVIDE INDIVIDUAL VOLUME DAMPERS FOR BALANCING ON ALL SUPPLY, RETURN, RELIEF, AND EXHAUST MAIN BRANCHES. PROVIDE VOLUME DAMPERS ACCESSIBLE THROUGH DIFFUSER FACE TO BALANCE AT GRILLES.
10. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE AC UNIT TO ALLOW FOR ADEQUATE CLEARANCE PER MANUFACTURER'S REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE ACCESS DOORS IN ALL INACCESSIBLE CEILINGS TO SERVICE ANY AND ALL HVAC EQUIPMENT AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO AIR-CONDITIONING UNITS, FANS, MOTORS, FIRE DAMPERS, SMOKE DAMPERS, FIRE SMOKE DAMPERS, ETC. THE ACCESS PANELS SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHOULD BE NO SMALLER THAN 18"x18". THE CEILING ACCESS PANEL SHALL MATCH THE CEILING RATED CONSTRUCTION.

HVAC DRAWING LIST

BSEG
Building Systems Engineering Group
4949 Liberty Lane, Suite 115, Allentown, PA 18106
P: 610-351-8225 F: 610-351-8210
www.bseg-ce.com
BSEG Project No: 19.0059.000

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Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

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Cost Consultant
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Harrisburg, PA 17101
T 717 238 7709

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T 717 798 0048

SMARTER DESIGN GROUP
2830 Locust Lane, Harrisburg PA 17109
T 717 514 4469

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930 Willow Street
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T 717 273 1630

DATE: 12/10/21

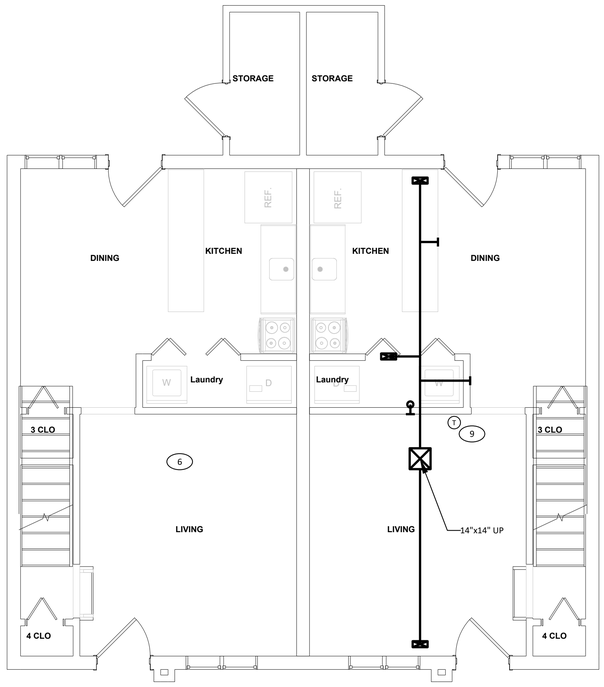
PROJECT # : 20190917

DRAWN BY: GAS

CHECKED BY: AAM

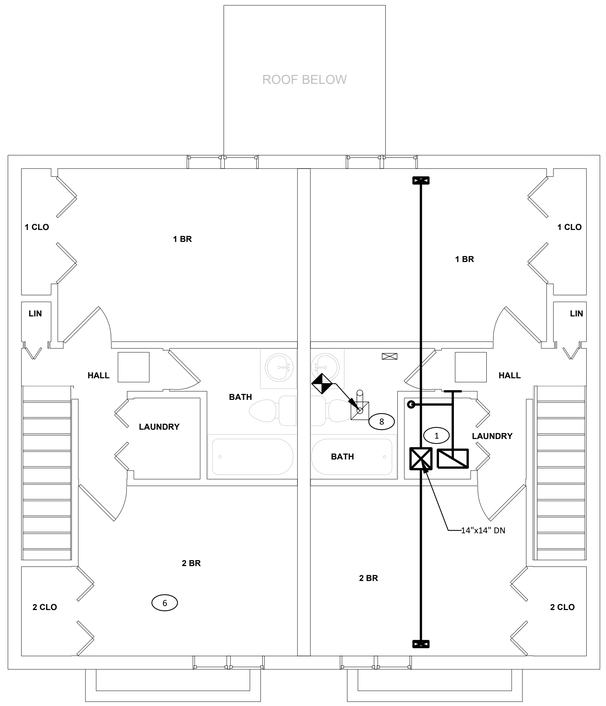
Drawing Title:
HVAC INFORMATION SHEET

Drawing Number:
H0.0



HVAC DEMO FIRST FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"



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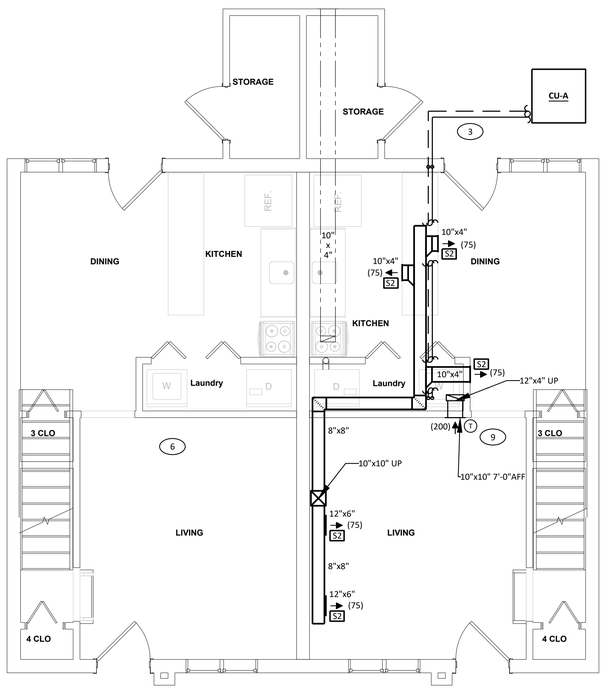
SCALE: 1/4"=1'-0"



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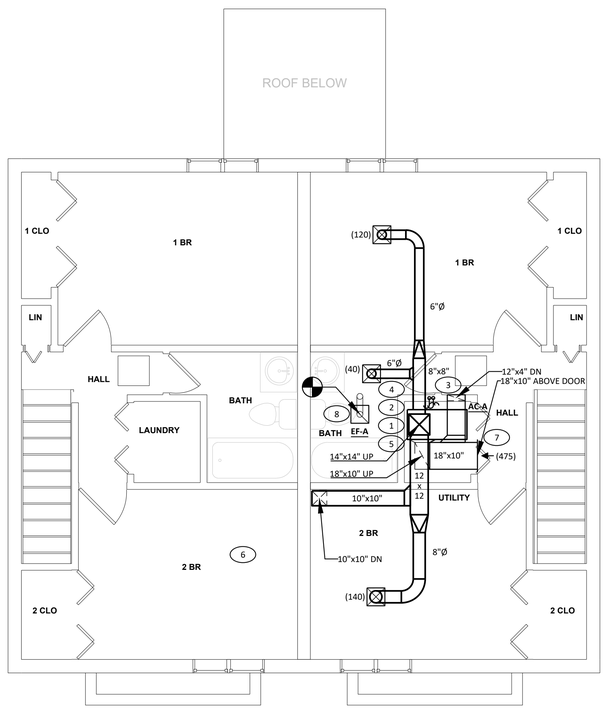

HVAC SECOND FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"

DRAWING NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND SHOW INTENT. ALL DUCTWORK SHALL BE ROUTED BETWEEN TRUSSES AND THROUGH THE TRUSS OPENING. PRIOR TO FABRICATION AND INSTALLATION THE CONTRACTOR SHALL COORDINATE PIPE AND DUCT ROUTING WITH OTHER TRADES AND COORDINATE WITH STRUCTURAL TRUSS OPENINGS. CONTRACTOR SHALL PROVIDE OFFSETS, TRANSITION, REDUCERS, ETC. AS REQUIRED TO COMPLETE INSTALLATION.
2. REFER TO THE PROJECT SPECIFICATIONS FOR DUCTWORK INSULATION REQUIREMENTS.
3. UNLESS NOTED OTHERWISE ALL DIFFUSERS SHALL BE TYPE S1 AND ALL RETURN GRILLES/REGISTERS SHALL BE TYPE R1.
4. DUCTWORK SHOWN ON DRAWINGS IS DEPICTED AS HARD DUCT ON SUPPLY DUCTWORK ONLY. ON CONCEALED SUPPLY DUCTWROK ONLY THE CONTRACTOR MAY PROVIDE A MAXIMUM OF 6'-0" OF FLEXIBLE DUCT FROM BRANCH DUCT TO DIFFUSER NECK.
5. SECOND FLOOR DUCTWORK SHALL BE ROUTED IN THE ATTIC SPACE.

NOTES BY SYMBOL: (#)

(THIS DRAWING ONLY)

(1) REMOVE EXISTING GAS FURNACE AND ALL ASSOCIATED DUCTWORK, VENTING, CONTROLS, PIPING AND SUPPORTS. EXISTING GAS PIPING TO REMAIN TO BE RECONNECTED TO PROPOSED AC UNIT. PROVIDE OFFSETS AND TRANSITIONS AS REQUIRED.

(2) PROPOSED AC-UNIT TO BE INSTALLED WITHIN ROOM AND SHALL BE RECONNECTED TO EXISTING GAS PIPING AND PORTIONS OF EXISTING DUCTWORK THAT ARE TO REMAIN.

(3) REFRIGERANT PIPING FROM RESPECTIVE AC COIL TO RESPECTIVE CONDENSING UNIT LOCATED ON GRADE. COORDINATE FINAL LOCATION WITH OWNER. PIPING SHALL BE ROUTED CONCEALED IN THE WALL/CEILING. REFRIGERANT PIPING SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATION.

(4) PROVIDE ¾" CONDENSATE DRAIN TO FLOOR DRAIN.

(5) PROVIDE COMBUSTION AIR INTAKE AND AND VENT SIZED PER MANUFACTURER'S RECOMMENDATION. THE CONTRACTOR SHALL REMOVE THE EXISTING VENT AND INTAKE PIPING A REROUTE PROPOSED PIPING IN THE SAME ROUT. TERMINATE AT ROOF LEVEL IN CONCENTRIC VENT.

(6) THE SCOPE FOR THIS UNIT SHALL BE THE MIRROR OF THE ADJACENT UNIT.

(7) CONTRACTOR SHALL PROVIDE FLANGE DUCT CONNECTIONS TO FACILITATE THE REMOVAL OF THE RETURN DUCT DURING SERVICING.

(8) REMOVE EXISTING EXHAUST FAN. EXISTING DUCTWORK TO REMAIN AND BE CONNECTED TO PROPOSED REPLACEMENT FAN. EXISTING CONTROLS TO REMAIN AND BE MODIFIED AS NECESSARY, COORDINATE WITH ELECTRICIAN. ASSOCIATED EXHAUST LOUVER TO BE CLEANED AND REPAIRED AS NECESSARY.

(9) REMOVE EXISTING THERMOSTAT. REPLACE CONTROL WIRING AS REQUIRED TO CONNECT TO PROPOSED REPLACEMENT THERMOSTAT.

BSEG
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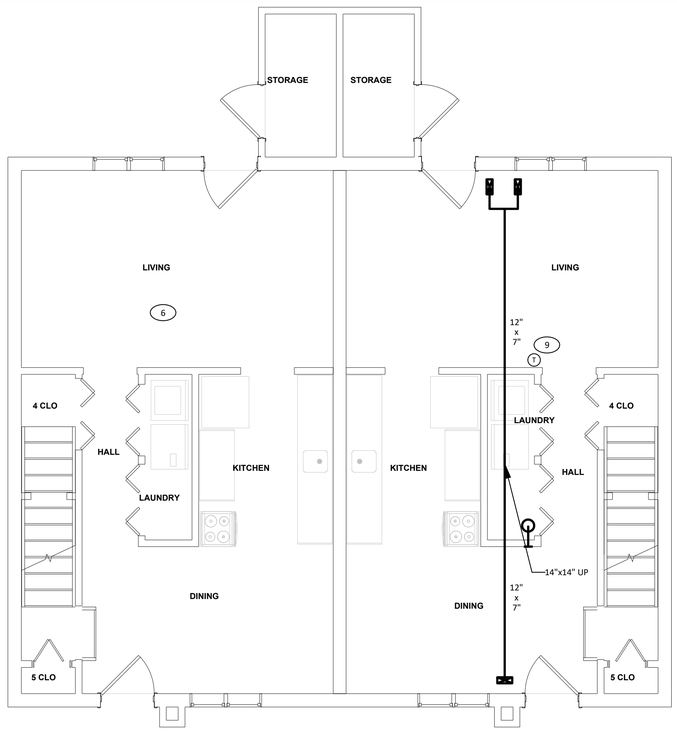
DRAWN BY:	GAS
CHECKED BY:	AAM

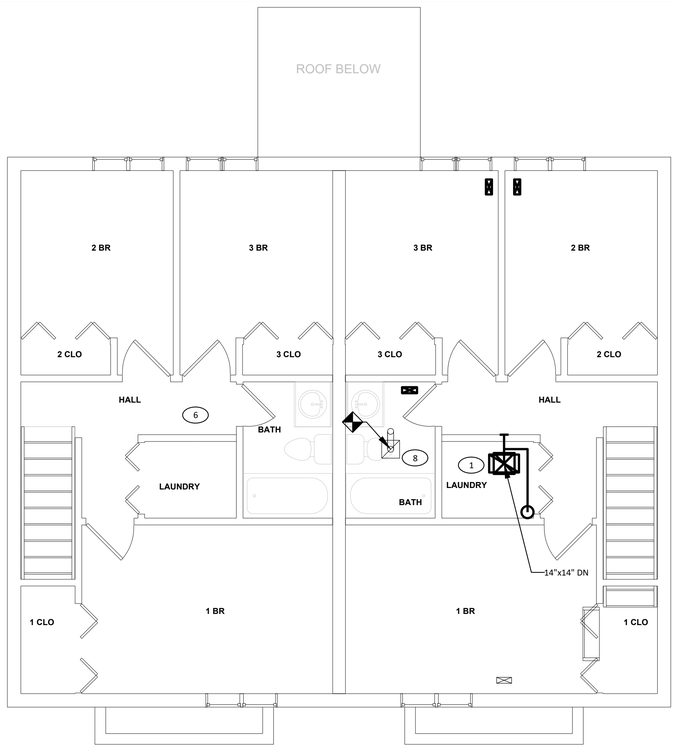
Drawing Title:
HVAC
UNIT B - FLOOR PLANS

Drawing Number:
H1.1



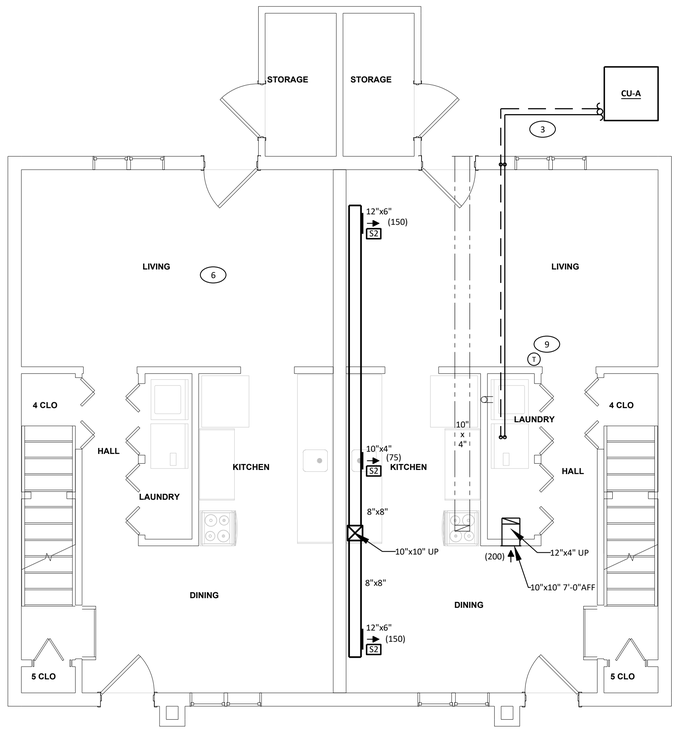
HVAC DEMO FIRST FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"



HVAC DEMO SECOND FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"



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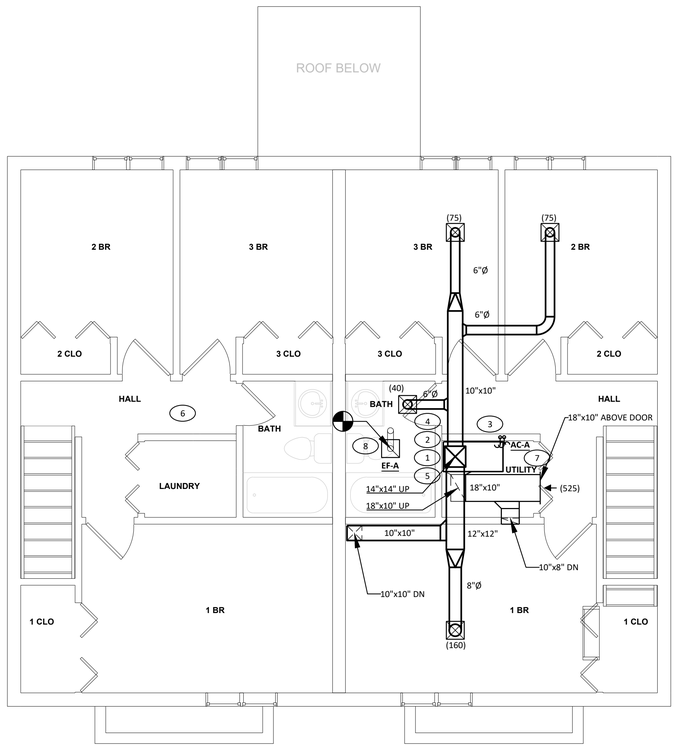


HVAC SECOND FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"

DRAWING NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND SHOW INTENT. ALL DUCTWORK SHALL BE ROUTED BETWEEN TRUSSES AND THROUGH THE TRUSS OPENING, PRIOR TO FABRICATION AND INSTALLATION THE CONTRACTOR SHALL COORDINATE PIPE AND DUCT ROUTING WITH OTHER TRADES AND COORDINATE WITH STRUCTURAL TRUSS OPENINGS. CONTRACTOR SHALL PROVIDE OFFSETS, TRANSITION, REDUCERS, ETC. AS REQUIRED TO COMPLETE INSTALLATION.
2. REFER TO THE PROJECT SPECIFICATIONS FOR DUCTWORK INSULATION REQUIREMENTS.
3. UNLESS NOTED OTHERWISE ALL DIFFUSERS SHALL BE TYPE S1 AND ALL RETURN GRILLES/REGISTERS SHALL BE TYPE R1.
4. DUCTWORK SHOWN ON DRAWINGS IS DEPICTED AS HARD DUCT ON SUPPLY DUCTWORK ONLY. ON CONCEALED SUPPLY DUCTWROK ONLY THE CONTRACTOR MAY PROVIDE A MAXIMUM OF 6'-0" OF FLEXIBLE DUCT FROM BRANCH DUCT TO DIFFUSER NECK.
5. SECOND FLOOR DUCTWORK SHALL BE ROUTED IN THE ATTIC SPACE.

NOTES BY SYMBOL: (#)

(THIS DRAWING ONLY)

(1) REMOVE EXISTING GAS FURNACE AND ALL ASSOCIATED DUCTWORK, VENTING, CONTROLS, PIPING AND SUPPORTS. EXISTING GAS PIPING TO REMAIN TO BE RECONNECTED TO PROPOSED AC UNIT. PROVIDE OFFSETS AND TRANSITIONS AS REQUIRED.

(2) PROPOSED AC-UNIT TO BE INSTALLED WITHIN ROOM AND SHALL BE RECONNECTED TO EXISTING GAS PIPING AND PORTIONS OF EXISTING DUCTWORK THAT ARE TO REMAIN.

(3) REFRIGERANT PIPING FROM RESPECTIVE AC COIL TO RESPECTIVE CONDENSING UNIT LOCATED ON GRADE. COORDINATE FINAL LOCATION WITH OWNER. PIPING SHALL BE ROUTED CONCEALED IN THE WALL/CEILING. REFRIGERANT PIPING SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATION.

(4) PROVIDE ¾" CONDENSATE DRAIN TO FLOOR DRAIN.

(5) PROVIDE COMBUSTION AIR INTAKE AND AND VENT SIZED PER MANUFACTURER'S RECOMMENDATION. THE CONTRACTOR SHALL REMOVE THE EXISTING VENT AND INTAKE PIPING A REROUTE PROPOSED PIPING IN THE SAME ROUT. TERMINATE AT ROOF LEVEL IN CONCENTRIC VENT.

(6) THE SCOPE FOR THIS UNIT SHALL BE THE MIRROR OF THE ADJACENT UNIT.

(7) CONTRACTOR SHALL PROVIDE FLANGE DUCT CONNECTIONS TO FACILITATE THE REMOVAL OF THE RETURN DUCT DURING SERVICING.

(8) REMOVE EXISTING EXHAUST FAN. EXISTING DUCTWORK TO REMAIN AND BE CONNECTED TO PROPOSED REPLACEMENT FAN. EXISTING CONTROLS TO REMAIN AND BE MODIFIED AS NECESSARY, COORDINATE WITH ELECTRICIAN. ASSOCIATED EXHAUST LOUVER TO BE CLEANED AND REPAIRED AS NECESSARY.

(9) REMOVE EXISTING THERMOSTAT. REPLACE CONTROL WIRING AS REQUIRED TO CONNECT TO PROPOSED REPLACEMENT THERMOSTAT.

BSEG
Building Systems Engineering Group
4949 Liberty Lane, Suite 115, Allentown, PA 18106
P: 610-351-8225 F: 610-351-8210
www.bseg-ce.com
BSEG Project No: 19.0059.000

FOR BIDDING

Professional Seal:

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
Cost Consultant
509 N. Second Street
Harrisburg PA 17101
T 717 238 7709

Thompson Associates
Architects and Planners
2302 Bellevue Road, Harrisburg PA 17104
T 717 798 0348

SMARTER DESIGN GROUP
2630 Locust Lane, Harrisburg PA 17109
T 717 514 4469

Dwelling Renovations to Gloninger Meadows Apartments

2100 Center Street
Lebanon, PA 17042

Housing Authority of the County of Lebanon
Stevens Tower
930 Willow Street
Lebanon, PA 17046
T 717 273 1630

DATE: 12/10/21

PROJECT # : 20190917

DRAWN BY: GAS

CHECKED BY: AAM

Drawing Title:
HVAC
UNIT C - FLOOR PLANS

Drawing Number:
H1.2

SPLIT SYSTEM AIR CONDITIONING UNIT & DOMESTIC HOT WATER HEATER COMBINATION SCHEDULE

INDOOR UNIT																				OUTDOOR UNIT									
									COOLING CAPACITY			GAS HEAT			DOMESTIC HOT WATER														
TAG NO.	MANUFACTURER	MODEL No.	CFM	ESP IN WG	HP	V/P/Hz	MCA	MOCP	EAT (DB/WB) °F	SENS. MBH	TOTAL MBH	INPUT MBH	OUTPUT MBH	AFUE %	INPUT MBH	ΔT °F	GPM	AFUE %	OPERATING WEIGHT	TAG NO.	MANUFACTURER	MODEL No.	AMBIENT TEMP °F	V/P/Hz	MCA	MOCP	OPERATING WEIGHT	SEER	REMARKS
AC-A	NTI TRANE	GF 200 4CXAA024BS3	725/675	0.6	3/4	120/1/60	15	20	80/67	13.9	18.8	80	77	97	199	80	4.8	97	300	CU-A	TRANE	4TTR4018L1	95	208/1/60	12.0	20	135	14.0	1-5

REMARKS:
1. PROVIDE DISCONNECT SWITCH FOR INTERIOR AND EXTERIOR UNIT. EXTERIOR UNIT SHALL BE NEMA 3R.
2. PROVIDE MERV 6 FILTER.
3. PROVIDE PROGRAMMABLE THERMOSTAT.
4. PROVIDE EZ PIPE KIT .
5. PROVIDE ENERGY STAR UNIT WITH ENERGY STAR LABEL.

FAN SCHEDULE

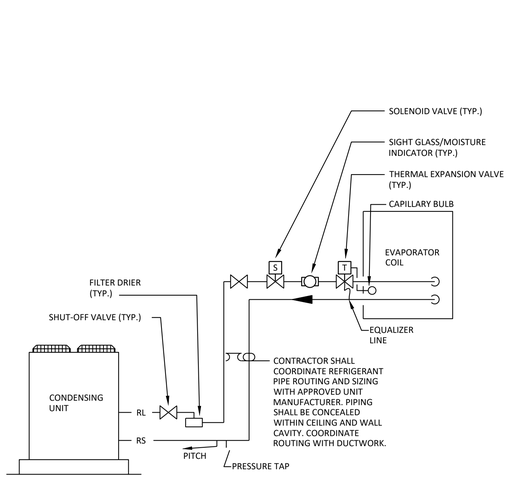
TAG NO.	MANUFACTURER	MODEL No.	CFM	S.P. IN. WG.	RPM	DRIVE	SONES	POWER HP/ WATTS	V/P/Hz	REMARKS
EF-A	BROAN	XB80L180BL	50	0.25	-	DIRECT	0.3	-/5.1	120/1/60	1-3

REMARKS:
1. PROVIDE BACKDRAFT DAMPER.
2. FAN SHALL BE ENERGY STAR RATED.
3. FAN SHALL BE CONTROLLED VIA EXISTING SWITCH.

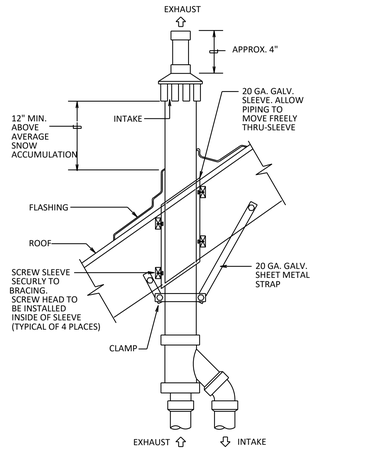
GRILLE/DIFFUSER SCHEDULE

SYMBOL	MANUFACTURER	MODEL No.	MODULE SIZE	NECK SIZE	PATTERN	CFM RANGE	REMARKS
S1	HART & COOLEY	A500	12"x12"	6"Ø	4-WAY	0-120	1-5
S1	HART & COOLEY	A500	12"x12"	8"Ø	4-WAY	121-220	1-5
S1	HART & COOLEY	A500	12"x12"	10"Ø	4-WAY	221 AND ABOVE	1-5
S2	HART & COOLEY	A301	SEE PLANS	SEE PLANS	1-WAY	SEE PLANS	1-4
R1	HART & COOLEY	A650	SEE PLANS	SEE PLANS	-	SEE PLANS	1-4,6

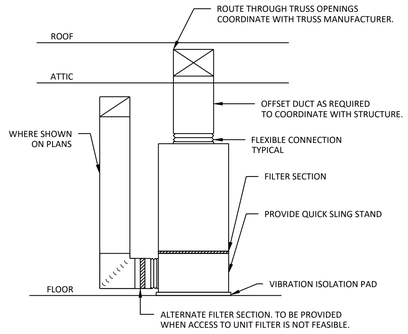
REMARKS:
1. NECK SIZE SHALL BE BASED ON CFM SHOWN ON PLANS AND CORRESPONDING CFM RANGE ABOVE.
2. COORDINATE BORDER TYPE W/ CEILING CONSTRUCTION. PROVIDE SURFACE MOUNTED INSTALLATION FOR HARD CEILING.
3. FINISH SHALL BE COORDINATED W/ ARCHITECT/OWNER.
4. PROVIDE OPPOSED BLADE DAMPER.
5. PROVIDE ROUND DUCT TRANSITION BOOT TO CONNECT TO REGISTER.
6. PROVIDE 4" DEEP SHEET METAL PLENUM FOR FULL DIMENSION OF THE UNIT TO ALLOW THE CONNECTION OF DUCTWORK.



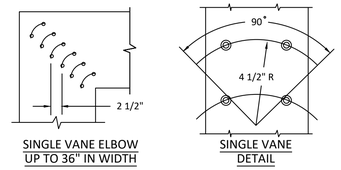
REFRIGERANT PIPING DETAIL
NO SCALE



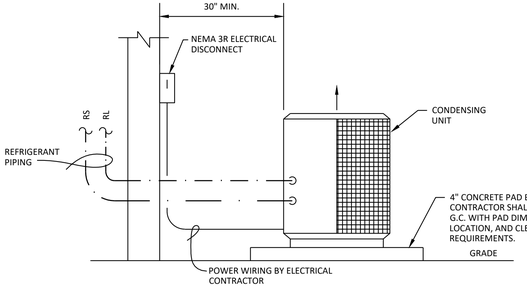
CONCENTRIC ROOF TERMINATION DETAIL
NO SCALE



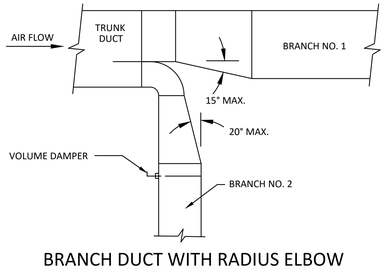
DUCT CONNECTION FOR SPLIT-SYSTEM AC DETAIL
NO SCALE



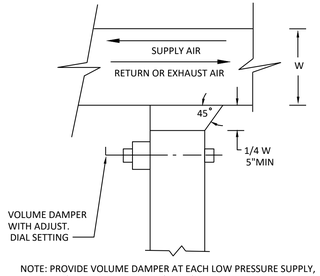
LOW VELOCITY DUCTWORK ELBOWS
NO SCALE



CONDENSING UNIT ON GRADE DETAIL
NO SCALE

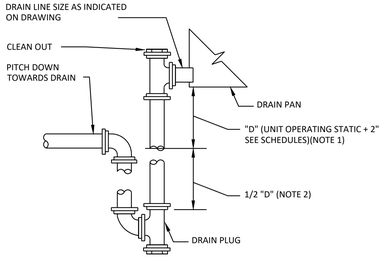


BRANCH DUCT WITH RADIUS ELBOW
NO SCALE



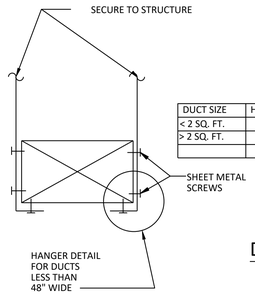
NOTE: PROVIDE VOLUME DAMPER AT EACH LOW PRESSURE SUPPLY, EXHAUST AND RETURN BRANCH DUCT.

DUCT BRANCH TAKEOFF FOR LOW PRESSURE DUCTWORK
NO SCALE



NOTES:
1. "D" EQUALS 4" MIN. FOR SECONDARY DRAIN PANS.
2. 1/2 "D" EQUALS 2" MIN. FOR SECONDARY DRAIN PANS.

INTERIOR DRAW THRU CONDENSATE TRAP DETAIL
NO SCALE



DUCT SIZE	HANGER SIZE	DUCT SIZE	MAX. SPACING
< 2 SQ. FT.	1"X1/16"	UP TO 4 SQ. FT.	8'-0"
> 2 SQ. FT.	1"X1/8"	UP TO 10 SQ. FT.	6'-0"
		OVER 10 SQ. FT.	4'-0"

DUCT SUPPORT DETAIL
NO SCALE

BSEG
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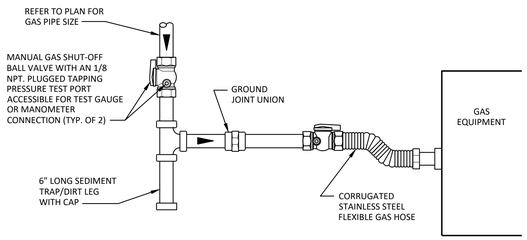
DATE: 12/10/21
PROJECT # : 20190917
DRAWN BY: GAS
CHECKED BY: AAM

Drawing Title:
HVAC SCHEDULES AND DETAILS SHEET

Drawing Number:
H2.0

PLUMBING GENERAL NOTES:

1. PLUMBING CONTRACTOR (PC) SHALL PROVIDE A COMPLETE AND WORKING SYSTEM WITH ALL NECESSARY PERMITS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.
2. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, 2015 (IPC) INTERNATIONAL PLUMBING CODE ALL PERTINENT CODES, LAWS, ORDINANCES, REGULATIONS, AND RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. COORDINATE PLUMBING WORK WITH THE WORK OF ALL OTHER TRADES AND OWNER.
4. PLUMBING DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE DRAWINGS MUST BE FOLLOWED AS CLOSELY AS CIRCUMSTANCES PERMIT AND ACTUAL LINE LOCATIONS SHALL BE DETERMINED BY THE PC IN THE FIELD. HOWEVER, THE PC WILL BE HELD RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION WITHIN THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS.
5. PC SHALL ARRANGE THE PROGRESS OF THEIR WORK SO AS TO CONFORM TO THE PROGRESS OF THE TRADES AND SHALL COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE CONDITION OF THE PROJECT WILL PERMIT.
6. ALL ITEMS OF LABOR, MATERIAL, AND EQUIPMENT NOT SPECIFICALLY DESCRIBED HEREIN NOR DETAILED ON THE DRAWINGS BUT INCIDENTAL TO OR NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE CONSIDERED AS INCLUDED WITHOUT EXTRA COST TO THE OWNER.
7. PROVIDE NECESSARY SUPPORTS, HANGERS AND HARDWARE TO PROPERLY SECURE PIPING AND EQUIPMENT TO BUILDING STRUCTURE.
8. FURNISH AND INSTALL ACCESS PANELS WHERE REQUIRED FOR ACCESS TO ALL CONCEALED VALVES, TRAPS OR EQUIPMENT WHERE NO OTHER MEANS IS PROVIDED. COORDINATE ACCESS LOCATIONS WITH ARCHITECT AND GC.
9. DO NOT INSTALL PIPING OR ANY OTHER PLUMBING EQUIPMENT OVER ELECTRICAL PANELS. MAINTAIN A MINIMUM OF 36" CLEAR IN FRONT OF ELECTRICAL PANELS. COORDINATE WITH ELECTRICAL CONTRACTOR (E.C.).
10. PC SHALL PROVIDE INSTRUCTIONS TO THE OWNER FOR EACH SYSTEM INSTALLED AND THE OPERATION OF ALL EQUIPMENT IN THEIR CONTRACT.
11. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE. FAILURE TO VISIT AND INSPECT THE EXISTING CONDITIONS SHALL NOT BE VALID REASON FOR AUTHORIZATION OF A CHANGE ORDER.
12. PC SHALL UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.
13. PC SHALL SUBMIT TO THE ARCHITECT/ENGINEER AS-BUILT DRAWINGS AND OPERATION AND MAINTENANCE MANUALS INCLUDING ALL NAME PLATE DATA, WIRING DIAGRAMS, MAINTENANCE INSTRUCTIONS, AND PARTS LIST UPON PROJECT COMPLETION.
14. INTERIOR ABOVE GROUND DRAINAGE AND VENT PIPING SHALL BE CONCEALED IN WALLS AND ABOVE SUSPENDED CEILINGS WHERE POSSIBLE.
15. PC SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES. ALL SAFETY PROCEDURES AND ENFORCEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONFORM TO ALL OSHA STANDARDS.
16. BACK FLOW PREVENTERS AND/OR VACUUM BREAKERS SHALL BE INSTALLED WHERE REQUIRED TO PREVENT CONTAMINATION OF POTABLE WATER SYSTEM.
17. SUBMIT SHOP DRAWINGS AND PRODUCT DATA GROUPED TO INCLUDE COMPLETE SUBMITTALS OF RELATED SYSTEMS, PRODUCTS, AND ACCESSORIES IN A SINGLE SUBMITTAL.
18. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL FEES, PERMITS AND INSPECTIONS. ALL CHARGES BY UTILITY COMPANIES SHALL BE PAID BY THIS CONTRACTOR.
19. EXCEPT WHERE OTHERWISE INDICATED, ALL CUTTING, EXCAVATION, FILL, AND PATCHING REQUIRED FOR THE PLUMBING WORK SHALL BE BY THE PC. DO NOT CUT STRUCTURAL MEMBERS.
20. PC SHALL EXERCISE EXTREME CARE IN PROTECTING AREAS ADJACENT TO CONSTRUCTION AREAS, SHALL FULLY PROTECT THE AREAS FROM ANY DAMAGE RESULTING FROM CONTRACTOR'S WORKMEN, SUBCONTRACTORS OR AGENTS, AND SHALL BE RESPONSIBLE FOR REPAIRING, CLEANING OR REPLACING AND SUCH DAMAGE.
21. ALL DIMENSIONS GIVEN ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
22. PC SHALL FOLLOW MANUFACTURERS DIRECTIONS, INSTRUCTIONS AND RECOMMENDATIONS FOR ALL MATERIALS AND PROCESSES USED IN THIS CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE.
23. UPON COMPLETION OF PROJECT, SUBMIT A COPY OF THE APPROVED PERMIT SET TO THE OWNER.
24. NOTIFY BUILDING OWNER AT LEAST 48 HOURS PRIOR TO DEMOLITION WORK OR BUILDING SERVICE SHUT DOWNS. SHUT DOWNS SHALL BE PERFORMED AT DESIGNATED TIMES UNDER BUILDING OWNERS SUPERVISION AND ONLY WITH THEIR APPROVAL. ANY SHUT DOWN COSTS SHALL BE INCLUDED IN THE PLUMBING CONTRACT.
25. ALL FIXTURES, EQUIPMENT, PIPING, ETC.. TO BE REMOVED SHALL BE DISPOSED OF, RELOCATED, TURNED OVER TO THE OWNER OR SALVAGED AS DIRECTED BY THE ARCHITECT.
26. UPON COMPLETION OF NEW WORK ALL ABANDONED PIPING SHALL BE REMOVED.
27. EXISTING SYSTEMS SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.
28. LOCATIONS AND SIZES OF EXISTING PIPING ARE APPROXIMATE. FIELD VERIFY EXACT LOCATIONS AND SIZES OF ALL EXISTING PIPING.
29. REMOVED PIPING, FITTINGS, VALVES, FIXTURES, ETC.. SHALL NOT BE REUSED UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ENGINEER.
30. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING HEIGHTS.
31. THE CONTRACTOR SHALL CONCEAL ALL PIPING AND OTHER UTILITY RUNS WITHIN SOFFITS AND CEILINGS TO THE GREATEST EXTENT POSSIBLE, EXCEPT WHERE THEY ARE EXPLICITLY INDICATED TO REMAIN EXPOSED. CONDUCT AND PARTICIPATE IN PREPARING COORDINATION DOCUMENTS AS WELL AS PARTICIPATE APPROPRIATELY TIMED PRE-INSTALLATION MEETINGS WITH OWNER AND ARCHITECT, TO REVIEW EXACT LAYOUTS FOR EACH UNIT IN THE FIELD.



NOTE:
1. CONTRACTOR SHALL INSTALL PER SECTION 410 FLOW CONTROLS (IFCG) INTERNATIONAL FUEL GAS CODE.
2. PROVIDE AT LEAST ONE UNION, INSTALLED UPSTREAM OR DOWNSTREAM, IS REQUIRED FOR AN MP REGULATOR CONNECTED TO RIGID PIPING

EQUIPMENT GAS CONNECTION DETAIL
NO SCALE

ABBREVIATIONS

ABV	ABOVE	ESP1	ELEVATOR SUMP PUMP	LAV1	LAVATORY
ABV CLG	ABOVE CEILING	EX	EXISTING	MAX	MAXIMUM
AC	AQUATICS CONTRACTOR	FCO1	FLOOR CLEANOUT	MBH	THOUSAND BTU'S PER HOUR
AD1	AREA DRAIN	FD1	FLOOR DRAIN	MH	MANHOLE
ADA	AMERICANS WITH DISABILITIES ACT	FFD1	FUNNELED FLOOR DRAIN	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	FF ELEV	FINISHED FLOOR ELEVATION	MS1	MOP SINK
AFG	ABOVE FINISHED GRADE	FSC	FOOD SERVICE CONTRACTOR	MTD	MOUNTED
AMP	AMPERE	FS1	FLOOR SINK	NA, N/A	NOT APPLICABLE
AP	ACCESS PANEL	FLA	FULL LOAD AMPS	NC	NORMALLY CLOSED
APPROX.	APPROXIMATE	FL	FLOOR	NIC	NOT IN CONTRACT
AVG	AVERAGE	FPM	FOOT/FEET PER MINUTE	NO	NORMALLY OPEN
BFF	BELOW FINISHED FLOOR	FPS	FOOT/FEET PER SECOND	NTS	NOT TO SCALE
BFG	BELOW FINISHED GRADE	FRM	FROM	OS&Y	OUTSIDE STEM AND YOKE
BFP1	REDUCED PRESSURE BACKFLOW PREVENTER	FT	FOOT/FEET	PC	PLUMBING CONTRACTOR
BOJ	BOTTOM OF JOIST	GAL	GALLONS	PRV	PRESSURE REDUCING VALVE
BOP	BOTTOM OF PIPE	GB1	GARBAGE DISPOSAL	PT1	PLASTER TRAP
BOS	BOTTOM OF STEEL	GC	GENERAL CONTRACTOR	PVC	POLY VINYL CHLORIDE
BOT	BOTTOM	GND	GROUND	RD1	ROOF DRAIN
BP	BACK PRESSURE	GPH	GALLONS PER HOUR	RPM	REVOLUTIONS PER MINUTE
BSMT	BASEMENT	GPM	GALLONS PER MINUTE	RWC	RAINWATER CONDUCTOR
BTU	BRITISH THERMAL UNITS	GPR1	GAS PRESSURE REGULATOR	SAN	SANITARY
BWV1	BACK WATER VALVE	GPS	GALLONS PER SECOND	SE1	SEWAGE EJECTOR
CFH	CUBIC FEET PER HOUR	GS1	GLASS FILLER	SH1	SHOWER
CI	CAST IRON	GSV	GAS SOLENOID VALVE	SS1	SERVICE SINK
CL	CENTER LINE	GT1	GREASE TRAP	STM	STORM
CLG	CEILING	HB1	HOSE BIBB	TEMP	TEMPERATURE
CO	CLEANOUT	HC	HVAC CONTRACTOR	TMV	THERMOSTATIC MIXING VALVE
COL	COLUMN	HEWC1	HANDICAP ELECTRIC WATER COOLER	TP1	TRAP PRIMER
CONC	CONCRETE OR CONCENTRIC	HGT	HEIGHT	TUB1	TUB/SHOWER
CONN	CONNECT	HP	HORSE POWER	TYP	TYPICAL
CONT	CONTINUATION	HLAV1	HANDICAP LAVATORY	UR1	URINAL
CW	COLD WATER	HS1	HAND SINK	WB1	WASHER BOX
CF1	DRINKING FOUNTAIN	HSH1	HANDICAP SHOWER	W	WASTE
DEPT	DEPARTMENT	HUR1	HANDICAP URINAL	W/	WITH
DFU	DRAINAGE FIXTURE UNIT	HWC1	HANDICAP WATER CLOSET	W/O	WITHOUT
DIA, Ø	DIAMETER	HW	HOT WATER	WC1	WATER CLOSET
DIP	DUCTILE IRON PIPE	HWR	HOT WATER RETURN	WCO1	WALL CLEAN OUT
DN	DOWN	IB1	ICE MAKER BOX	WFSU	WATER FIXTURE SUPPLY UNITS
DN1	DOWN SPOUT NOZZLE	ID	INSIDE DIAMETER	WHA1	WATER HAMMER ARRESTER
DW1	DISHWASHER	INV	INVERT OF PIPE	WH1	NON-FREEZE WALL HYDRANT
EC	ELECTRICAL CONTRACTOR	KD1	KITCHEN DRAIN	WPV1	WHIRLPOOL VALVE
ECO1	EXTERIOR CLEANOUT	KS1	KITCHEN SINK	WSV	WATER SOLENOID VALVE
ED1	EMERGENCY OVERFLOW DRAIN	KW	KILOWATT	V	VENT
EL	ELEVATION			VTR	VENT THROUGH ROOF

MISCELLANEOUS SYMBOLS

- POINT OF CONNECTION-NEW TO EXISTING
- (X) DRAWING NOTE SYMBOL
- X REVISION SYMBOL
- DIRECTION OF VIEW
- X / X — SECTION NUMBER / DRAWING ON WHICH SECTION OR DETAIL IS SHOWN
- X / X — DETAIL OR SECTION NUMBER / DRAWING FROM WHICH SECTION OR DETAIL IS TAKEN

PLUMBING DRAWING LIST

NOTE:
NOT ALL ABBREVIATIONS AND SYMBOLS INDICATED MAY APPEAR ON THESE CONTRACT DRAWINGS. THIS IS FOR REFERENCE ONLY.

PLUMBING SYMBOLS

CW	DOMESTIC COLD WATER
HW	110°F HOT WATER
SAN	SANITARY - ABOVE FLOOR
SAN	SANITARY - BELOW FLOOR
V	VENT
G	NATURAL GAS
(E)	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	GATE VALVE
	BALL VALVE
	GAS VALVE
	GAS PRESSURE REGULATOR
	CHECK VALVE
	MIXING VALVE
	WATER HAMMER ARRESTER
TP	TRAP PRIMER
M	WATER METER
	STRAINER WITH HOSE BIBB
	PIPE CAP
	PIPE RISE
	PIPE DROP
	PIPE THRU WITH BOTTOM TAP
	UNION
	ELBOW
	TEE
	ELECTRICAL PANEL BY EC
	THERMOMETER
	VACUUM RELIEF VALVE

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL NO.	FAUCET/ VALVE	ANSI/ASME APPROVALS	MOUNTING/ SUPPORT	*MINIMUM BRANCH PIPE SIZES					DFU **	WSFU **	ELECTRIC	NOTES
							HW	CW	SAN	TRAP	VENT				
FD1	FLOOR DRAIN	JAY R. SMITH	2005-A		A112.6.3-2001				2"	2"	1½"	0			WITH 4" DEEP TRAP SEAL, PROVIDE SURE SEAL TRAP GUARD
KS1	KITCHEN SINK	STERLING KOHLER CO.	MIDDLETON 14710-3	DELTA 100-BH-DST	A112.19.3M	COUNTER DROP-IN	½"	½"	1½"	1½"	1½"	2	1.4		PROVIDE WITH STERLING MODEL 7400 DRAIN TYPE SS BODY WITH STRAINER BASKET RUBBER SEAL AND TAILPIECE. PROVIDE P-TRAP AND 1.8 GPM AERATOR
LAV1	SOLID SURFACE COUNTERTOP WITH INTEGRAL BOWL		MOEN 4925BC	DELTA 520-GPM-DST*	A112.19.2M/ A117.1	COUNTER	½"	½"	1½"	1½"	1½"	1	0.7		COUNTER BY GC., 0.5 GPM AERATOR, P-TRAP, TAILPIECE AND POP-UP TYPE FITTING WITH PLATED FLANGE AND STOPPER.
TUB1	TUB/SHOWER	STERLING KOHLER CO.	61040110 (LEFT DRAIN) 61040120 (RIGHT DRAIN)	DELTA 1343	A11.19.1M/A117.1	FLOOR	½"	½"	1½"	1½"	1½"	2	4		PROVIDE WITH OVERFLOW, ADJUSTABLE DRAIN ASSEMBLY, DIVERTER VALVE, AND 2.0 GPM SHOWER HEAD
WC1	WATER CLOSET	STERLING KOHLER CO.	403081	GRAVITY	A112.19.2	FLOOR		½"	4"		2"	4	2		STERLING KOHLER CO. CACHET MODEL K-4636-0 QUIET CLOSE ELONGATED TOILET SEAT, 1.28 GPF, WATER SENSE, SEE NOTE 4

* MINIMUM SANITARY/VENT PIPE SIZE BELOW SLAB IS 2".
** VALUES TAKEN FROM TABLES 709.1 AND E103.3(2) FROM THE CURRENT ADOPTED IPC.

NOTES:
1. ALL FIXTURES TO BE SUPPLIED WHITE UNLESS OTHER WISE NOTED OR AS DIRECTED BY ARCHITECT.
2. ALL EXPOSED PIPING, P-TRAPS AND STOP VALVES TO BE CHROME PLATED BRASS.
3. PROVIDE STOP VALVES AT EACH FIXTURE.
4. MOUNT TRIP LEVER ON ACCESS SIDE OF WATER CLOSET.

BSEG
Building Systems Engineering Group
4949 Liberty Lane, Suite 115, Allentown, PA 18106
P: 610-351-8225 F: 610-351-8210
www.bseg-ce.com
BSEG Project No: 19.0059.000

FOR BIDDING

Professional Seal:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
AHMAD A. NAHHAS
RAS

CONSULTANTS:
BSEG, LLC
Building Systems Engineering Group
Mechanical /Electrical Engineers
4949 Liberty Lane, Suite 115
Allentown, PA 18106
T 610 351 8225

JEM Group, LLC
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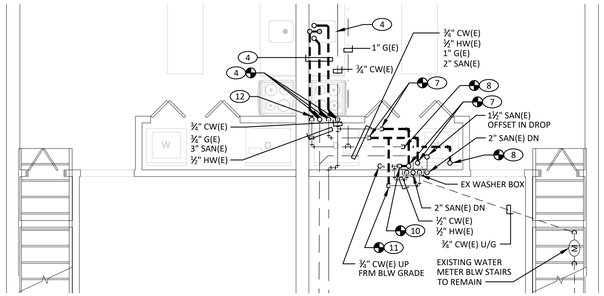
DATE: 12/10/21
PROJECT # : 20190917
DRAWN BY: JJW
CHECKED BY: RAS

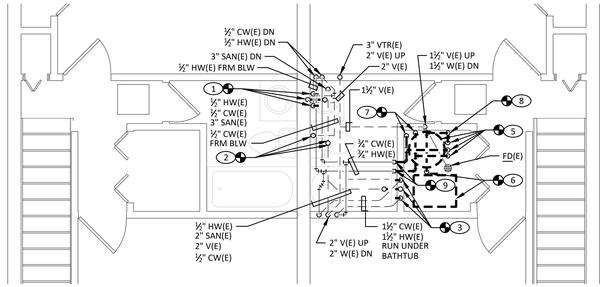
Drawing Title:
PLUMBING INFORMATION SHEET

Drawing Number:
P0.0



PARTIAL PLUMBING FIRST FLOOR-UNIT B DEMOLIITON PLAN

SCALE: 1/4"=1'-0"



PARTIALPLUMBING SECOND FLOOR-UNIT B DEMOLITION PLAN

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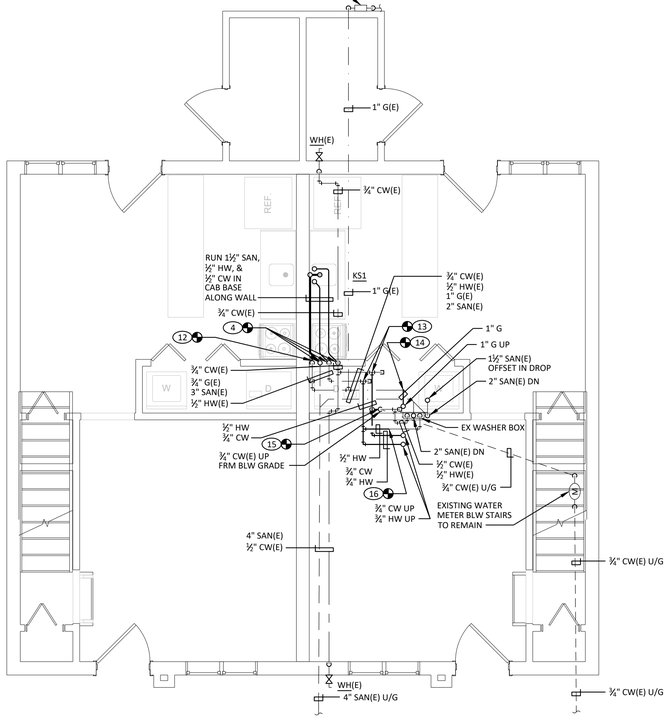
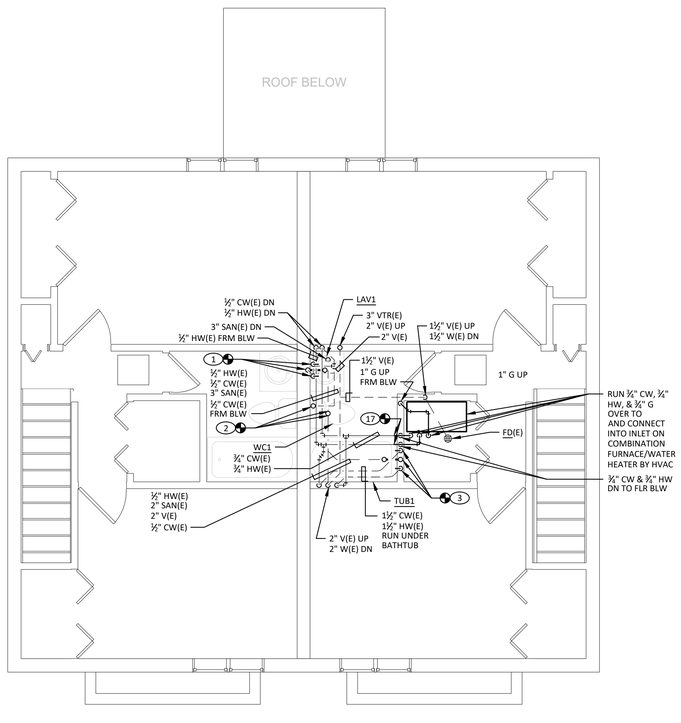


PLUMBING FIRST FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"



PLUMBING SECOND FLOOR-UNIT B PLAN

SCALE: 1/4"=1'-0"

NOTES BY SYMBOL: (#)

(THIS DRAWING ONLY)

1. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR FULL EXTENT OF WORK. EXISTING LAVATORY, FAUCET, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, AND STOP VALVES TO BE REMOVED AND REPLACED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION. CONTRACTOR SHALL PROVIDE NEW LAVATORY FAUCET, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, STOP VALVES AND CONNECT INTO EXISTING TEMPORARILY CAPPED PIPING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY NEW WORK.

2. CONTRACTOR TO REFER TO ARCHITECTURAL INTERIOR DRAWINGS FOR FULL EXTENT OF WORK. EXISTING WATER CLOSET, TOILET SEAT, TOILET TANK COMPONENTS, FILL VALVE, FLUSH VALVE, FLOAT, AND TOILET FLANGE TO BE REMOVED AND REPLACED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION.CONTRACTOR SHALL PROVIDE NEW WATER CLOSET, FIXTURE SUPPLY RISER, STOP VALVE, TOILET FLANGE, WAX RING, AND CONNECTION INTO EXISTING TEMPORARILY CAPPED PIPING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY NEW WORK.

3. CONTRACTOR TO REFER TO ARCHITECTURAL INTERIOR DRAWINGS FOR FULL EXTENT OF WORK. EXISTING TUB/SHOWER, SHOWER VALVE, SHOWER HEAD, SURROUND, TUB SPOUT, DIVERTER VALVE, TRAP, FIXTURE SUPPLY RISERS, AND STOP VALVES TO BE REMOVED AND REPLACED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION. CONTRACTOR SHALL PROVIDE NEW TUB/SHOWER, SHOWER VALVE, SHOWER HEAD, SURROUND, TUB SPOUT, DIVERTER VALVE, TRAP, FIXTURE SUPPLY RISERS, STOP VALVES, AND CONNECTION INTO EXISTING TEMPORARILY CAPPED PIPING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY NEW WORK.

4. CONTRACTOR TO REFER TO ARCHITECTURAL INTERIOR DRAWINGS FOR FULL EXTENT OF WORK. EXISTING KITCHEN SINK, FAUCET, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, AND STOP VALVES TO BE REMOVED AND REPLACED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION. CONTRACTOR SHALL PROVIDE NEW SINGLE BOWL KITCHEN SINK, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, STOP VALVES AND CONNECT INTO EXISTING TEMPORARILY CAPPED PIPING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY NEW WORK.

5. EXISTING GAS WATER HEATER, VALVES, THERMAL EXPANSION TANK, WATER HEATER PAN WITH ASSOCIATED PIPING SHALL BE REMOVED. EXISTING GAS WATER HEATER CW, HW, & GAS PIPING SHALL BE REMOVED BACK TO POINT SHOWN AND TEMPORARILY CAPPED FOR EXTENSION TO NEW COMBINATION CONDENSING TANKLESS WATER HEATER/FURNACE. CONTRACTOR SHALL REMOVE EXHAUST FLUE AND PATCH ROOF/SHINGLE TO MATCH EXISTING AND KEEP ROOF WARRANTY. CONTRACTOR SHALL FILE D VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION.

6. CONTRACTOR SHALL REMOVE EXISTING GAS PIPING FROM EXISTING FURNACE BACK TO POINT SHOWN ON FIRST FLOOR AND TEMPORARILY CAP FOR FUTURE EXTENSION TO NEW COMBINATION CONDENSING TANKLESS WATER HEATER/FURNANCE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION.

7. CONTRACTOR SHALL REMOVE EXISTING ¾" CW & HW PIPING BACK TO POINT SHOWN ON FIRST FLOOR AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.

8. CONTRACTOR SHALL REMOVE EXISTING ¾" GAS PIPING FEEDING EXISTING WATER HEATER AND EXISTING FURNACE AND TEMPORARILY CAP BACK TO POINT SHOWN ON FIRST FLOOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.

9. CONTRACTOR SHALL REMOVE EXISTING ¾" CW & HW PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.

10. CONTRACTOR SHALL REMOVE EXISTING ¾" CW PIPING BACK TO POINT SHOWN AND CAP. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.

11. CONTRACTOR SHALL REMOVE EXISTING ½" HW PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY DEMOLITION.

12. CONTRACTOR SHALL DISCONNECT GAS PIPING FROM EXISTING STOVE AND TEMPORARILY CAP FOR FUTURE RECONNECTION TO NEW STOVE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK.

13. CONTRACTOR SHALL CONNECT NEW ¾" CW & HW PIPING INTO EXISTING ¾" CW & HW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.

14. CONTRACTOR SHALL CONNECT NEW 1" GAS PIPING IN TO EXISTING TEMPORARILY CAPPED 1" GAS PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.

15. CONTRACTOR SHALL CONNECT NEW ¾" CW PIPING INTO EXISTING ¾" MAIN COMING UP FROM FLOOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.

16. CONTRACTOR SHALL CONNECT NEW ½" HW PIPING IN TO EXISTING TEMPORARILY CAPPED ½" HW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.

17. CONTRACTOR SHALL CONNECT NEW ¾" CW & HW PIPING IN TO EXISTING TEMPORARILY CAPPED ¾" CW & HW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.

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PLUMBING
UNIT B - FLOOR
PLANS

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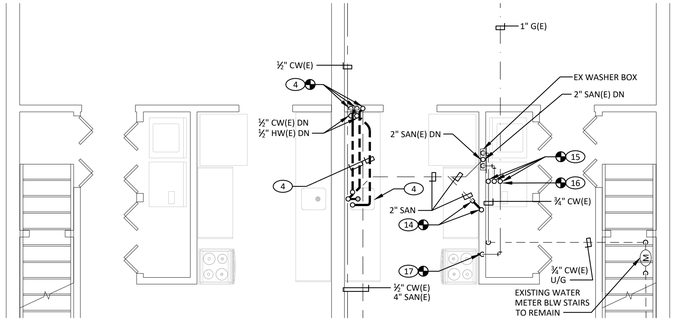
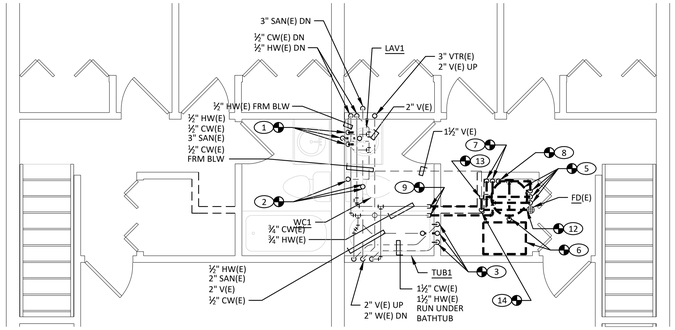
P1.1



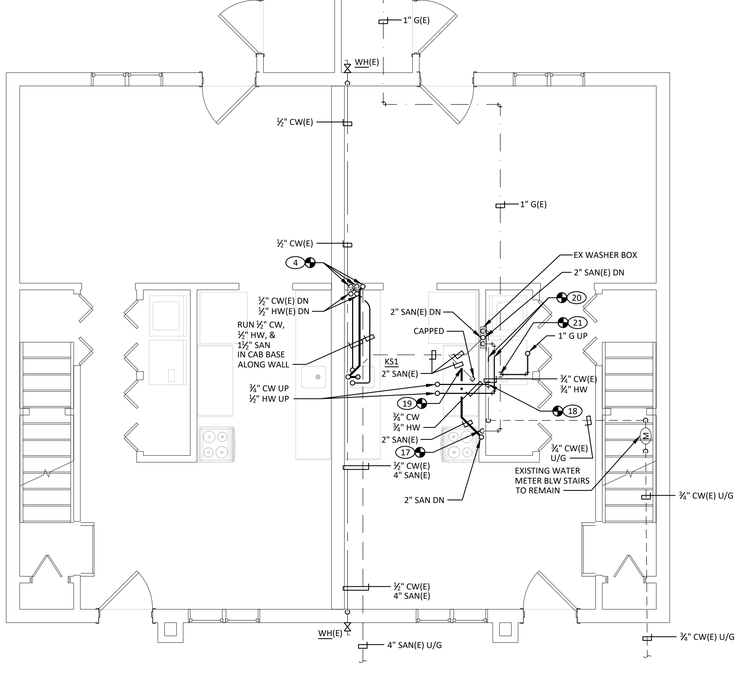
PARTIAL PLUMBING FIRST FLOOR-UNIT C DEMOLITION PLAN

SCALE: 1/4"=1'-0"



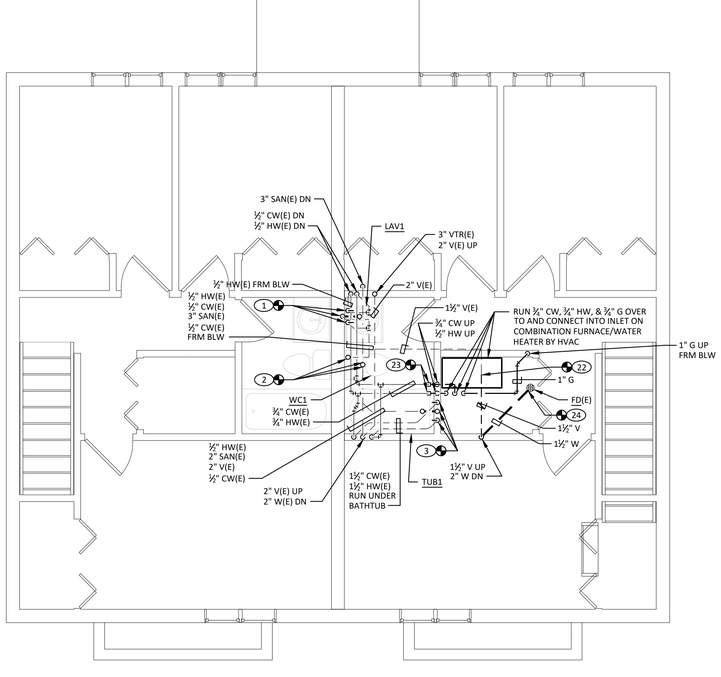
PARTIAL PLUMBING SECOND FLOOR-UNIT C DEMOLITION PLAN

SCALE: 1/4"=1'-0"



PLUMBING FIRST FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"



PLUMBING SECOND FLOOR-UNIT C PLAN

SCALE: 1/4"=1'-0"

NOTES BY SYMBOL: (#)

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1. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR FULL EXTENT OF WORK. EXISTING LAVATORY, FAUCET, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, AND STOP VALVES TO BE REMOVED AND REPLACED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION. CONTRACTOR SHALL PROVIDE NEW LAVATORY FAUCET, P-TRAP, TAILPIECE, FIXTURE SUPPLY RISERS, STOP VALVES AND CONNECT INTO EXISTING TEMPORARILY CAPPED PIPING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY NEW WORK.
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5. EXISTING GAS WATER HEATER, VALVES, THERMAL EXPANSION TANK, WATER HEATER PAN WITH ASSOCIATED PIPING SHALL BE REMOVED. EXISTING GAS WATER HEATER CW, HW, & GAS PIPING SHALL BE REMOVED BACK TO POINT SHOWN AND TEMPORARILY CAPPED FOR EXTENSION TO NEW COMBINATION CONDENSING TANKLESS WATER HEATER/FURNACE. CONTRACTOR SHALL REMOVE EXHAUST FLUE AND PATCH ROOF/SHINGLE TO MATCH EXISTING AND KEEP ROOF WARRANTY. CONTRACTOR SHALL FILE D VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION.
6. CONTRACTOR SHALL REMOVE EXISTING GAS PIPING FROM EXISTING FURNACE BACK TO POINT SHOWN ON FIRST FLOOR AND TEMPORARILY CAP FOR FUTURE EXTENSION TO NEW COMBINATION CONDENSING TANKLESS WATER HEATER/FURNANCE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY DEMOLITION.
7. CONTRACTOR SHALL REMOVE EXISTING ¾" CW & HW PIPING BACK TO POINT SHOWN ON FIRST FLOOR AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.
8. CONTRACTOR SHALL REMOVE EXISTING ¾" GAS PIPING FEEDING EXISTING WATER HEATER AND EXISTING FURNACE AND TEMPORARILY CAP BACK TO POINT SHOWN ON FIRST FLOOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.
9. CONTRACTOR SHALL REMOVE EXISTING ½" CW & HW PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.
10. CONTRACTOR SHALL REMOVE EXISTING ¾" CW PIPING BACK TO POINT SHOWN AND CAP. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF EXISTING PIPING PRIOR TO ANY DEMOLITION.
11. CONTRACTOR SHALL REMOVE EXISTING ½" HW PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY DEMOLITION.
12. CONTRACTOR SHALL REMOVE EXISTING 1½" WASTE PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL ROTATE EXISTING FLOOR DRAIN P-TRAP 45 DEGREES. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, SIZE, AND INVERT OF PIPING PRIOR TO ANY DEMOLITION.
13. CONTRACTOR SHALL REMOVE EXISTING 1½" VENT PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY DEMOLITION.
14. CONTRACTOR SHALL REMOVE EXISTING 1½" WASTE PIPING BACK TO FIRST FLOOR AND CAP PIPING IN WALL. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, SIZE, AND INVERT OF PIPING PRIOR TO ANY DEMOLITION.
15. CONTRACTOR SHALL REMOVE EXISTING PIPING BACK FIRST FLOOR AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY DEMOLITION.
16. CONTRACTOR SHALL REMOVE EXISTING 1" GAS PIPING BACK TO POINT SHOWN AND TEMPORARILY CAP FOR FUTURE CONNECTION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY DEMOLITION.
17. CONTRACTOR SHALL DISCONNECT GAS PIPING FROM EXISTING STOVE AND TEMPORARILY CAP FOR FUTURE RECONNECTION TO NEW STOVE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK.
18. CONTRACTOR SHALL CONNECT NEW ¾" CW PIPING INTO EXISTING ¾" CW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.
19. CONTRACTOR SHALL CONNECT NEW 2" SANITARY PIPING INTO EXISTING 2" SANITARY PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, SIZE, AND INVERT OF PIPING PRIOR TO ANY NEW WORK.
20. CONTRACTOR SHALL CONNECT NEW ½" CW & ½" HW PIPING IN TO EXISTING TEMPORARILY CAPPED ¾" CW & ½" HW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.
21. CONTRACTOR SHALL CONNECT NEW 1" GAS PIPING IN TO EXISTING TEMPORARILY CAPPED 1" GAS PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.
22. CONTRACTOR SHALL CONNECT NEW 1½" VENT PIPING INTO EXISTING TEMPORARILY 1½"VENT PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.
23. CONTRACTOR SHALL CONNECT NEW ¾" CW & HW PIPING IN TO EXISTING TEMPORARILY CAPPED ¾" CW & HW PIPING. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, AND SIZE OF PIPING PRIOR TO ANY NEW WORK.
24. CONTRACTOR SHALL CONNECT NEW 1½" WASTE PIPING INTO EXISTING ROTATED 1½" P-TRAP FROM EXISTING FLOOR DRAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, ROUTING, SIZE, AND INVERT OF PIPING PRIOR TO ANY NEW WORK.

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CHECKED BY: RAS

Drawing Title:
PLUMBING UNIT C - FLOOR PLANS

Drawing Number:
P1.2