

118 ON MUNJOY HILL – PORTLAND, MAINE

SECTION 08710 – FINISH HARDWARE

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

- A. All of the Contract Documents, including General and Supplementary Conditions and Division 1 General Requirements, apply to the work of this section.

1.02 DESCRIPTION OF WORK

- A. The work of this section includes, but is not limited to, the following:
 - 1. Providing hardware for all doors, except doors provided with their own hardware.
 - 2. Providing lock cylinders for all work requiring cylinders.
 - 3. Providing the services of a qualified hardware consultant to prepare detailed schedules of hardware required for the project.

1.03 RELATED WORK

- A. Carefully examine all of the Contract Documents for requirements which affect the work of this section. Other specifications sections which directly relate to the work of this section include, but are not limited to, the following:
 - 1. Section 08100 – Hollow Metal Doors and Frames; work requiring template coordination, metal astragals for fire-rated doors.
 - 2. Section 08210 – Wood Doors; work requiring template coordination, metal astragals for fire-rated doors.

1.04 INTENT

- A. A major intent of the work of this section is to provide hardware for every door in the project, except as indicated, so that each door functions correctly for its intended use. Provide only hardware that complies with applicable codes and requirements of authorities having jurisdiction including requirements for barrier-free accessibility.

1.05 QUALITY ASSURANCE

- A. Hardware supplier shall have in his employ one or more members of the Door and Hardware Institute to include at least one Certified Architectural Hardware Consultant in good standing, who shall be responsible for preparation of the Finish Hardware Schedule. This Consultant shall be acceptable to the Architect and is to ensure that the intent requirement of this specification is fulfilled, and certify that the work of this section meets or exceeds the requirements specified in this section and the requirements of authorities having jurisdiction.

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- B. Hardware supplier shall warrant and guarantee, in writing, that hardware supplied is free of defective material and workmanship. Supplier shall further warrant and guarantee for a period of one year from Owner's Use and Occupancy that the hardware shall function in a satisfactory manner without binding, collapse, or dislodging of its parts, provide the installation is made to the manufacturer's recommendations.
- C. The hardware supplier shall repair or remedy, without charge, any defect of workmanship or material for which he is responsible hereunder.

1.06 SUBMITTALS

- A. Submit the following in accordance with SECTION 01300-SUBMITTALS:
 - 1. Schedule: Submit to the Architect six (6) copies of the complete hardware schedule within the fourteen (14) days after receipt of contract award. Submit therewith complete catalog cuts and descriptive data of all products specifically scheduled therein. No materials shall be ordered or templates issued until the hardware schedule has been approved by the Architect. Form and detail of hardware schedule shall be in vertical format in conformance to the door and hardware industry standards. All hardware sets shall be clearly cross-referenced to the hardware set numbers listed in the specifications.
 - 2. Samples: If requested, submit to the Architect for approval, a complete line of samples as directed. Samples shall be plainly marked giving hardware number used in this specification, the manufacturer's numbers, types and sizes. The Architect will deliver approved samples to the project site to be stored. Samples will remain with the Architect until delivery of all hardware to the project is complete, after which time they will be turned over to the General Contractor for incorporation into the work.
 - 3. Keying System Submission: Before cylinders are ordered, submit a complete proposed keying system for approval. This should be done after a keying meeting has been held with the owner's representative.

1.07 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Delivery of hardware shall be made to the project by the Hardware Supplier in accordance with the instructions of the General Contractor.
- B. The finish hardware shall be delivered to the jobsite and received there by the General Contractor. The General Contractor shall prepare a locked storage room with adequate shelving, for all hardware. The storage room shall be in a dry, secure area, and shall not include storage of other products by other trades.

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- C. The General Contractor shall furnish the Hardware Supplier with receipts for all hardware and accessory items received, and shall send copies of these receipts to the Architect, if requested.

1.08 REGULATORY REQUIREMENTS

- A. Conform to all applicable codes. Provide all throws, projections, coatings, knurling, opening and closing forces, and other special functions required by State and Local Building Codes, and all applicable Handicap Code requirements.
- B. For fire rated openings, provide hardware complying with NFPA 80 and NFPA 101 without exception. Provide only hardware tested by UL for the type and size of door installed and fire resistance rating required.

1.09 SPECIAL REQUIREMENTS

- A. Hardware Supplier shall determine conditions and materials of all doors and frames for proper application of hardware.
- B. The Hardware Schedule shall list the actual product series numbers. Bidders are required to follow the manufacturers' catalog requirement for the actual size of door closers, brackets and holders. All door opening sizes are as noted on the Door Schedule and all hardware shall be in strict accordance with requirements of height, width, and thickness.

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PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

Hinges	McKinney Stanley	Scranton, PA New Britain, CT
Locksets	Sargent	New Haven, CT (No Exceptions)
Door Closers	Sargent	New Haven, CT
Door Stop	Glynn Johnson Ives Rockwood	Indianapolis, IN New Haven, CT Rockwood, PA
Push/Pulls	Rockwood Burns Ives	Rockwood, PA Erie, PA New Haven, CT
Protective Plates	Rockwood Burns Ives	Rockwood, PA Erie, PA New Haven, CT
Thresholds/ Weatherstripping/ Rain Drips	NGP Pemko Reese	Memphis, TN Memphis, TN Rosemount, MN
Silencers	Ives Glynn Johnson Rockwood	New Haven, CT Indianapolis, IN Rockwood, PA

2.02 MATERIALS AND QUALITY

- A. All hardware shall be of the best grade of solid metal entirely free from imperfections manufacturer and finish.
- B. Qualities, weights, and sizes given herein are the minimum that will be accepted. It is the responsibility of the Hardware Supplier to supply the specified size and weight of hardware and the proper function of hardware in each case and to provide UL approved hardware at all fire rated doors.
- C. Provide, as far as possible, locks of one lock manufacturer and hinges of one hinge manufacturer. Modifications to hardware that are necessary to conform to construction shown or specified shall be provided as required for the specified operation and functional features.

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2.03 HARDWARE DESIGNATIONS

- A. All items of hardware are referenced by manufacturer's names and numbers. The manufacturer's names and numbers are used to define the function, design, and the quality of the material to be supplied.

Substitution of products other than those listed shall be submitted to the Architect at least ten (10) days PRIOR to the bid date. The Architect shall be the sole judge of any proposed substitution.

2.04 TEMPLATES

- A. Hardware supplier shall immediately, but not later than three (3) days after approval of his Schedule by the Architect, furnish the General Contractor with complete template information necessary for the fabrication of doors, frames, etc. No templates shall be furnished prior to the approval of the hardware schedule.

2.05 HARDWARE FOR LABELED FIRE DOORS, EXIT DEVICES AND SMOKE DOORS

- A. Hardware shall conform to requirements of NFPA 80 for labeled fire doors and to NFPA 101 for exit doors, as well as to other requirements specified. Labeling and listing by UL Building Materials Directory, for class of door being used will be accepted as evidence of conformance to these requirements. Install minimum latch throw as specified on label of individual doors. Provide hardware listed by UL except where heavier materials, larger sizes, or better grades are specified herein under paragraph entitled "Hardware Sets". In lieu of UL labeling and listing, test reports from a nationally recognized testing agency may be submitted showing that hardware has been tested in accordance with UL test methods and that it conforms to NFPA requirements. Specific hardware requirements of door or frame manufacturers which exceed sized or weights of hardware herein listed shall be provided with no additional charge.

2.06 KEYS AND KEYING

- A. The hardware supplier shall review the specific hardware functions with the Architect and owner at the time of the keying review, to assure the appropriateness of each of the hardware functions. Failure to make this review does not relieve the hardware supplier from providing the proper functions.
- B. Key System: All cylinders shall be Masterkeyed and/or Grandmaster Keys: Furnish six (6) keys for each set, if required.
 - 1. Master keys, Grandmaster Keys: Furnish six (6) keys for each set, if required.
 - 2. Furnish three (3) change keys for each cylinder keyed differently; six (6) change keys for each set keyed alike, and in sets where only (2) cylinders are keyed alike, four (4) change keys will be required.

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3. All keying is to be done at the factory to avoid duplication of the new cylinders.
4. Master Keys shall be sent to the Owner by registered mail, return receipt required.
5. Supply a bitting list for all change keys and master keys to the Owner.
6. All lock cylinders shall be set to Construction key for use by the Contractor during the construction period. Furnish ten (10) Construction keys and two (2) voiding the Construction key feature.

2.07 FASTENERS

- A. Manufacture hardware to conform to published templates, generally prepared for machine screw installation.
- B. Furnish screws for installation, with each hardware item. Provide Phillips flat-head screws except as otherwise indicated. Furnish exposed screws to match the hardware finish, or, if exposed in surfaces of other work, to match the finish of such other work as closely as possible, except as otherwise indicated.
- C. Provide concealed fasteners for hardware units which are exposed when the door is closed, except to the extent no standard manufactured units of the type specified are available with concealed fasteners. Do not use thru-bolts unless specifically approved by the Architect.
- D. All hardware shall be installed only with fasteners supplied by manufacturers of specific products.

2.08 PACKING AND MARKING

- A. All hardware shall have the required screws, bolts and fastenings necessary for proper installation and shall be wrapped in the same package as the hardware item for which it is intended and shall match finish of hardware with which to be used.
- B. Each package shall be clearly labeled indicating the portion of the work for which it is intended.

2.09 ENVIROMENTAL CONCERN FOR PACKGING

- A. The hardware shipped to the jobsite is to be packaged in biodegradable packs such as paper or cardboard boxes and wrapping. If non-biodegradable packing such as plastic, plastic bags or large amounts of Styrofoam is utilized, then the Contractor will be responsible for the disposal of the non-biodegradable packing to a licensed or authorized collector for recycling of the non-degradable packing.

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2.10 FINISH HARDWARE DESCRIPTION

A. Hardware items shall conform to respective specifications and standards and to requirements specified herein.

B. MATERIALS AND FINISH MATERIALS AND FINISHES SHALL BE:

1. Interior Butts: US26D (BHMA 652)
2. Exterior Geared Hinges US28 (BHMA 628)
3. Door Closers: Sprayed to match hardware finish.
4. Exit Devices: US26D (BHMA 626)
5. Kick, Push Plates: US32D (BHMA 630)
6. All other hardware shall be: US26D (BHMA 626), or as scheduled.

C. HINGES

1. Number of hinges per door, two hinges for doors up to and including five feet in height and an additional hinge for each two and one half feet or fraction thereof.
2. Hinges shall be as follows:

Exterior	McKinney	TA2314	4 ½ x 4 ½ NRP
	Stanley	FBB191	4 ½ x 4 ½ NRP
Interior	McKinney	TA2714	4 ½ x 4 ½
	Stanley	FBB179	4 ½ x 4 ½
Elec	McKinney	TA2714-CC8	
	Stanley	CEFBB179	

D. DOOR CLOSERS:

1. Door closers shall have fully hydraulic, full rack and pinion action. Cylinder body shall be 1-1/2" in diameter, and double heat treated pinion shall be 11/16" in diameter.
2. Hydraulic fluid shall be of a type requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
3. Spring power shall be continuously adjustable over the full range of closer sizes, and allow for reduced opening force for physically handicapped. Hydraulic regulation shall be by tamper-proof, non-critical valves. Closers shall have separate adjustment for latch speed, general speed, and hydraulic back-check.

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4. All closers shall have solid forged steel main arms (and forged forearms for parallel arm closers).
5. Closer arms (and metal covers when specified) shall have a powder coating finish.
6. Provide drop, mounting plates, where required.
7. Do not locate closers on the side of doors facing corridors, passageways or similar type areas. Where it is necessary, due to certain conditions and approval of the Architect, to have closers in corridors, provide such closers with parallel or track type arms.
8. All door closers shall be adjusted by the installer in accordance with the manufacturer's templates and written instructions. Closers with parallel arms shall have back-check features adjusted prior to installation.
9. Closers shall conform to all applicable code requirements relative to setting closing speeds for closers and maximum pressure for operating interior and exterior doors.
10. Door closers meeting this specification are as follows:

Sargent

Exterior	281-CPS 281-CPSH
Interior	1431-0 1431-P9

E. MORTISE LEVER HANDLE LOCKSETS STUDIO COLLECTION (NO EXCEPTION):

1. Locksets for this project shall be mortise type with solid cast stainless steel lever handle sectional trim.
2. The lockset case shall be 12 gauge heavy duty wrought steel with zinc dichromate finish.
3. Locksets shall have a simple reversibility of the hand by utilizing a screwdriver without disassembly of the lock case.
4. Latchbolt shall be a stainless steel 3/4" one-piece, anti-friction and reversible.
5. Strikes shall be non-handed curved lip stainless steel ANSI Standard A115.1, 4 7/8" x 1 1/4".

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- 6. Locks and cylinders shall be manufactured and supplied by the same manufacturers. All locksets and cylinders for this project shall be manufactured in the United States of America by a recognized and reputable lock manufacturer.
- 7. The following is a guide to the manufacturers and designs acceptable for this project. Sargent 8200 Series Studio Gramercy REM LN.
- 8. Lock functions as indicated in the hardware schedule shall be as follows:

Function	Sargent
A(Storeroom)	04
B(Storeroom) Tactile Warning	04
C(Office)	05
D(Passage)	15
E(Vestibule)	16
F(Classroom)	37
G(Office)	25
H(Privacy)	65
I(Dummy)	93
J(Keypad)	KP8276
K(Elec Lock)	RX71
L(Apartment)	43

F. DL SERIES TUBULAR LOCK E STANDARD LEVER DESIGN O ROSE

- 1. Lock functions as indicated in the hardware schedule shall be as follows (no exception)

Function	
1(Passage Set)	15
2(Privacy Set)	65
3(Dummy Single Lever)	93
4(Dummy Double Lever)	94

G. PUSH PLATES, DOOR PULLS, PUSH/PULL BARS:

- 1. Shall be as manufactured by Rockwood, Burns or Ives.
 - a. Push plates shall be 4" x 16" x .050 thickness unless otherwise listed in hardware sets.

Rockwood	70 Series
Burns	50 Series
Quality	40 Series

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- b. Door pulls shall be 1” x 10”

Type A

Rockwood	BF111
Burns	BF26C
Quality	BF163-10”

- c. Push/pull bars

Type A (Wide Stile Doors)

Rockwood	BF11147 x T1006 Mounting
Burns	BF26C x 442 x Sim. Mounting as Above
Quality	BF 482 x Sim. Mounting as Above

H. KICK PLATES, ARMOR PLATES, MOP PLATES:

- 1. Kick plates shall be 8 in. high. Armor plates shall be 34 in. high. Mop plates shall be 4 in. high. All plates shall be 2 in. less the width of door. Plates shall be .050 thickness, bevel 4 edges, screws shall be oval head counter-sunk.

I. STOPS

- 1. Shall be furnished at all doors. Wherever and opened door or any item of hardware thereon strikes a wall, at 90 degrees. Provide wall bumpers, unless otherwise indicated in hardware sets.
- 2. Where wall bumpers cannot be effectively used, a floor stop shall be furnished and installed.
- 3. Provide roller bumpers for each door where two doors interfere with each other in swinging.

Manufacturer	Wall Bumpers	Floor Stops	Roller Bumpers
Rockwood	409	440, 442	456
Ives	407 ½	436B, 438B	470 Series
Glynn Johnson	WB 50XT	FB13, FB14	RB-3

- 4. Where overhead stops are listed they shall be the surface mounted type as follows:

Manufacturer	Series
Glynn Johnson	GJ450
Sargent	1540
ABH	4400

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J. THRESHOLDS, WEATHERSTRIP, SEAL:

1. Thresholds shall be as detailed and furnished on all doors where shown on drawings. Thresholds shall be aluminum unless otherwise indicated. Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section “Joint Sealants”.
2. Weatherstripping shall be furnished on all exterior doors unless otherwise indicated.

Product	Pemko	Reese	NGP
Threshold	as detailed		
Brush Seal	45062AP	970	A626A
Auto. Door	430CR	330	420
Bottom			
Door Sweep	345AV	353	101AV
Set Astragals	351C x 351CP	95 x 95P	140 x 140P
Astragal	357SP	183S	139SP
Rain Drip	346C	R210A	16A

K. BIFOLD HARDWARE:

1. Equal to Stanley BFC125-00 (2 Panel)
BFCN125-00 (4 Panel)

L. POCKET DOOR FRAME:

1. Equal to Stanley PDF250-00

M. POCKET DOOR SLIDING DOOR LOCKS:

1. Equal to Baldwin Model #8500

Functions
15(Passage Set) 8575
25(Privacy Set) 8585

N. VIEWER:

1. Equal to Rockwood Model #622 190°

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PART 3—EXECUTION

3.01. INSPECTION

1. It shall be the general contractors responsibility to inspect all doors openings and doors to determine that each door and door frame has been properly prepared for the required hardware. If errors in dimensions or preparation are encountered, they are to be corrected by the responsible parties prior to the installation of hardware.

3.02 PREPARATION

1. All doors and frames, requiring field preparation for finish hardware, shall be carefully mortised, drilled for pilot holes, or tapped for machine screws for all items of finish hardware in accordance with the manufacturers templates and instructions.

3.03 INSTALLATION/ADJUSTMENT/LOCATION

1. All materials shall be installed in a workmanlike manner following the manufacture's recommended instructions.
2. Exit Devices shall be carefully installed so as to permit friction free operation of crossbar, touch bar, lever. Latching mechanism shall also operate freely without friction or binding.
3. Door Closers shall be installed in accordance with the manufacturer's instructions. Each door closer shall be carefully installed, on each door, at the degree of opening indicated on the hardware schedule. Arm position shall be shown on the instruction sheets and required by the finish hardware schedule.
4. The adjustments for all door closers shall be the installer's responsibility and these adjustments shall be made at the time of installation of the door closer. The closing speed and the latching speed valves, shall be adjusted individually to provide a smooth, continuous closing action without slamming. The delayed action feature or back check valve shall also be adjusted so as to permit the correct delayed action cycle or hydraulic back check valve shall also be adjusted so as the opening cycle. All valves must be properly adjusted at the time of installation. Each door closer has adjustable spring power capable of being adjusted, in the field from size 2 thru 6. It shall be the installers' responsibility to adjust the spring power for each door closer in exact accordance with the spring power adjustment chart illustrated in the door closer installation sheet packed with each door closed.
5. Installation of all other hardware, including locksets, push-pull latches, overhead holders, door stops, plates and other items, shall be carefully coordinated with the hardware schedule and the manufacturer's instruction sheets.

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6. Locations for finish hardware shall be in accordance with dimensions listed in the pamphlet “Recommended locations for Builders’ Hardware” published by the Door and Hardware Institute.

3.04 FIELD QUALITY CONTROL

1. Upon completion of the installation of the finish hardware, it shall be the responsibility of the finish hardware supplier to visit the project and to examine the hardware for each door on which he has provided hardware and to verify that all hardware is in proper working order. Should he find items of hardware not operating properly he should make a report, in writing, to the general contractor, advising him of the problem and the measures required to correct the problem.

3.05 PROTECTION

1. All exposed portions of finish hardware shall be carefully protected, by use of cloth, adhesive backed paper or other materials, immediately after installation of the hardware item on the door. The finish shall remain protected until completion of the project. Prior to acceptance of the project by the Architect and owner, the general contractor shall remove the protective material exposing the finish hardware.

3.06 CLEANING

1. It shall be the responsibility of the general contractor to clean all items of finish hardware and to remove any remaining pieces of protective materials and labels.

3.07 INSTRUCTIONS AND TOOLS

1. It shall be the responsibility of the finish hardware supplier to provide installation and repair manuals and adjusting tools, wrenches, etc... for the following operating products.
 - a. Locksets (all types)
 - b. Exit Devices (all types)
 - c. Door Closers

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3.08 HARDWARE SETS

1. Each Hardware Set listed below represents the complete hardware requirements for one opening. (Single Door or Pair of Doors). Furnish the quantities required for each set for the work.

HW 1

Door Type U1

Each Leaf Shall Have: Hinges, Lockset (Function L), Door Closer, Viewer, Smoke Gasket, Threshold

HW 2

Doors Type U2, U2.5, U4, U3, U4.5

Each Leaf Shall Have: Hinges, Lockset (Function 2), Door Stop
(Provide Overhead Stop at Locations with No Adjacent Walls)
(Provide 4 Hinges for 8'-0" High Doors)

HW 3

Doors Type U5, U5.5

Each Leaf Shall Have: Hinges, Lockset (Function 2), Door Stop
(Provide Overhead Stop at Locations with No Adjacent Walls)
(Provide 4 Hinges for 8'-0" High Doors)

HW 4

Doors Type U6.5

Each Leaf Shall Have: Hinges, Lockset (Function 1), Door Stop
(Provide 4 Hinges for 8'-0" High Doors)

HW 5

Doors Type U7

Each Leaf Shall Have: Hinges, Lockset (Function 1), Door Stop
(Provide Overhead Stop at Locations with No Adjacent Walls)

HW 6

Doors Type U8, U8.5, U9, U9.5

Each Leaf Shall Have: Hinges, Lockset (Function 1), Door Stop
(Provide Overhead Stop at Locations with No Adjacent Walls)
(Provide 4 Hinges for 8'-0" High Doors)

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HW 7

Doors Type U10, U11, U11.5, U12, U13, U13.5, U14, U14.5
Each Leaf Shall Have: Bifold Hardware, Dummy Levers (Function 3)

HW 8

Doors Type U15, U15.1, U15.5, U15.6, U16, U16.1, U16.5, U16.6
Each Leaf Shall Have: Pocket Door Hardware, Pocket Lock (Function 1S), (Function 2S)
(Provide Privacy Function for Bathroom Doors Only)

HW 9

Doors #101
Each Leaf Shall Have: Hinges, Lockset (Function A), Electric Strike, Door Closer (Cush N Stop Arm), Drop Plate, Threshold, Kick Plate,
(Balance of Hardware by Aluminum Door Supplier)

HW 10

Doors #11, 12
Each Leaf Shall Have: Hinges, Lockset (Function E), Door Closer (Cush N Stop Arm), Drop Plate, Threshold, Kick Plate
(Balance of Hardware by Aluminum Door Supplier)

HW 11

Doors #108, 111, 103, 105A, 10B
Each Leaf Shall Have: Hinges, Lockset (Function A), Door Closer, Threshold, Weatherstripping, Door Sweep
(Provide 4 Hinges for 8'-0" High Doors)

HW 12

Doors #20A, 20B, 30A, 30B, 40A, 40B, 10A
Each Leaf Shall Have: Hinges, Lockset (Function D), Door Closer, Kick Plate, Smoke Seals, Door Stop

HW 13

Doors #109, 110
Each Leaf Shall Have: Hinges, Lockset (Function D), Door Closers, Automatic Flush Bolts, Coordinator, Armor Plates

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HW 14

Doors #101A

Each Leaf Shall Have: Hinges, Lockset (Function D), Door Closer, Kick Plate, Threshold, Weatherstripping, Door Sweep, Door Stop

HW 15

Doors #106

Each Leaf Shall Have: Hinges, Lockset (Function D), Kick Plate, Overhead Stop

HW 16

Door #107

Each Leaf Shall Have: Hinges, Lockset (Function A), Door Closer, Threshold, Weatherstripping, Door Sweep

HW 17

Doors #R01, R02, R03

Each Leaf Shall Have: Hinges, Lockset (Function A), Door Closer (Cush N Stop Arm), Kick Plate, Threshold, Weatherstripping, Door Sweep

HW 18

Doors #R04

Each Leaf Shall Have: Hinges, Lockset (Function D), Door Closer (Cush N Stop Arm), Kick Plate, Threshold, Weatherstripping, Door Sweep

HW 19

Door #102

Each Leaf Shall Have: Hinges, Lockset (Function D), Door Closer, Kick Plate, Door Stop

END OF SECTION