

SECTION 12900 – BUILDING ACCESSORIES**PART 1 - GENERAL****A. RELATED DOCUMENTS**

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

B. SUMMARY

1. This section includes the purchase and installation of the following:
 - a. Mailboxes
 - b. Interior Signage
 - c. Fire Department Key Box
 - d. Corner Guards
 - e. Fire Extinguishers.

C. SUBMITTALS

1. Product data for each type of accessory specified, with installation instructions for each unit built-in or connected to other construction. Include methods of installation for each type of substrate.
2. Shop drawings showing installation details of accessories permanently affixed to construction, including full-scale installation details of special conditions.
3. Samples for initial selection purposes consisting of manufacturer's standard size samples showing full range of colors, textures, and patterns available for each type of accessory required.
4. Samples for verification purposes in full size units of each type of building accessory indicated.

D. QUALITY ASSURANCE

1. Manufacturer Qualifications: Firm (material producer) with not less than 3 years of production experience, whose published literature clearly indicates general compliance of products with requirements of this section.
2. Single Source Responsibility: Provide material produced by a single manufacturer for each accessory type.

E. DELIVERY, STORAGE, AND HANDLING

1. Deliver materials to project site in original factory wrappings and containers, clearly labeled with identification of manufacturer, brand name, and lot number. Store materials in original undamaged packages and containers, inside well-ventilated area protected from weather, moisture, soiling, extreme temperatures, humidity; laid flat, blocked off ground to prevent sagging and warping.
2. Comply with instructions and recommendations of manufacturer for special delivery, storage, and handling requirements.

F. SEQUENCE AND SCHEDULING

1. Sequence accessory installation with other work to minimize possibility of damage soiling during remainder of construction period.

G. MAINTENANCE

1. Maintenance Instructions: Submit manufacturer's printed instructions for maintenance of installed work, including methods and frequency recommended for maintaining optimum condition under anticipated use conditions. Include precautions against materials and method that may be detrimental to finishes and performance.

PART 2 - PRODUCTS**A. MANUFACTURERS**

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the Work include, but are not limited to, the following unless otherwise noted:
 - a. *Mailboxes:*
 - (1) *American Device Mfg. Co.*
 - (2) *Auth-Florence.*
 - (3) *Bommer Industries, Inc.*
 - (4) *Cutler Manufacturing Corp.*
 - (5) *Jensen (A Nortek Co.).*
 - b. *Interior Signs:*
 - (1) *Mohawk Sign System.*
 - (2) *Seton Name Plate Co.*
 - (3) *Welch Architectural Signs.*
 - c. *Fire Extinguishers, Cabinets and Hose Valve Cabinets:*
 - (1) *American Specialties*
 - (2) *Guardian Fire Equipment*
 - (3) *J.L. Industries*
 - (4) *Larsens*
 - d. *Fire Department Keybox:*
 - (1) *As per Portland Fire Department*
 - e. *Wall corner guards:*
 - (1) *Triguards, Clear Corner Protectors, 2" x 2", or approved equal.*

B. FABRICATION, GENERAL

1. Provide accessory items, both free standing and permanently installed, equipped with functions as specified. Fabricate units with tight seams and joints, exposed metal edges rolled. Manufacturer or product identification on exposed surfaces is unacceptable. Provide products with smooth welds, consistent finish with no evidence of wrinkling, chipping, uneven coloration, dents, or other imperfections.

C. MAILBOXES

1. General: Provide 12 1/2" W x 15 3/4" H x 16 1/4" D horizontal-type mailbox units in size and with features indicated. Mailbox is to be USPS approved.
2. Materials:
 - a. *Stainless Steel:* AISI Type 302/304, minimum 22 gauge, unless otherwise indicated.
 - b. *Brass:* Solid, polished, flat products, FS QQ-B613; rods, shapes, and forgings, FS QQ-B-626.
 - c. *Aluminum:* Alloy and temper as recommended by aluminum fabricator, ASTM B 209 for plate and sheet, ASTM B 26 for castings.
 - d. *Sheet Steel:* Cold rolled, commercial quality, ASTM A 366, minimum 20 gauge unless otherwise indicated. Surface preparation and metal pretreatment as required for applied finish.
 - e. *Galvanized Sheet Steel:* ASTM A 527, G60.
 - f. *Chrome Plating:* Nickel and chromium electro-deposited on base metal, ASTM B 456, Type SC 2.
 - g. *Painted Finish:* Baked acrylic enamel coating.
 - h. *Fiberglass:* Contact molded, fire-retardancy complying with ASTM D 635.
 - i. *Fasteners:* Screws, bolts or other exposed devices of the same material as accessory unit, or of galvanized steel where concealed. Equip items with theft-proof fasteners where accessible to tampering.
3. *Front-Loading Door:* Manufacturer's standard unit, braced and framed to hold box doors in master front. Construct continuous stainless-steel piano hinge on one side, and solid closure for back of mail compartments. Fabricate unit so that door remains open while mail is deposited.
4. *Locking:* Cylinder lock with two keys.

5. Mail Compartments and Wall Receptacles: Manufacturer's standard, heavy metal construction. Equip each compartment to receive tenant's name card. Fabricate concealed components of units of manufacturer's standard sheet aluminum or galvanized steel. Provide outgoing mailbox with slot.
6. Compartment Doors and Trim: Fabricate doors and trim of clear-anodized extruded aluminum to suit type of installation and loading method.
7. Identification: Plastic tabs with heat-stamped numbers or engrave with Unit numbering as directed by Owner on each door. For sorting, provide slots and clear plastic openings to receive tenants' name cards.
8. Locking: A five-pin tumbler, cylinder lock capable of at least 1000 key changes, with two keys for each box door. Key each box differently and deliver keys to Owner with record of each corresponding lock and key numbers.

D. INTERIOR SIGNS

1. Architectural Sign System consisting of polymer material matte, non glare finish, radius corner backplate, raised wording, graphics and Grade II Braille permanently embedded in backplate material.
2. Letters are to be 5/8" high and raised 1/32".
3. Colors to be manufacturer's standard.
4. All signs are to confirm to the requirements of the ADA.
5. Provide interior signage as listed below:
 - a. One sign for each apartment allowing for 3 numbers or letters and Braille designation. Apartment signs to have interchangeable 1" x 3" slide in slot to allow occupant's name to be changed.
 - b. Signs for each of the following rooms, with Braille designation:
 - (1) Office: One (1).
 - (2) Laundry: Three (3).
 - (3) Community Room: Two (2).
 - (4) Dining Room: Two (2)
 - (5) Mechanical Room: One (1).
 - (6) Exit Stair: Six (6).
 - (7) Kitchen: One (1).
 - (8) Storage: Five(5).
 - (9) Elevator Machine Room: One (1).
 - (10) Janitor: Three (3).
 - (11) Office/Medications: (1).
 - (12) Trash/Recycling: Three (3).
 - (13) Fitness: One (1).
 - (14) Dog Wash: One (1).
 - (15) Maintenance Office: (1).
 - (16) Activity Room: (1).
 - c. Restroom sign with international women's, men's and HDCP symbol:
 - (1) Toilet: One (1).

E. CORNER GUARDS

1. Corner Guards:
 - a. Provide corners guards for all outside corners in Accessible Units, from top of vinyl base to 4'-0" high.
 - b. Provide corners guards for all outside corners in public spaces, from top of vinyl base to 4'-0" high or to underside of chair rail in corridors.

F. FIRE DEPARTMENT KEY BOX

1. Provide fully recess mounted Rapid Entry System for firefighter access to building at 4 locations. Confirm with Portland Fire Department their specific requirements and approved locations.

2. Key Boxes shall have high security locksets keyed alike with proprietary UL listed lock construction and key control system.
3. Boxes shall be fabricated with 1/8" steel walls with polyester paint. Provide exterior trim ring for recessed mounting, flush with wall finish. Apply reflective decals provided in recommended location.

G. FIRE EXTINGUISHERS AND CABINETS

1. Fire extinguishers to be UL Rated 4A-60B:C standard, 10 lb. dry chemical, all purpose equipped with hose and pressure gauge. Provide Fire extinguisher in kitchen: type as required by code. Units shall be rechargeable.
2. Provide number of extinguishers as required by fire chief and 9 fire rated semi-recessed, rolled edge cabinets. Remaining extinguishers shall be installed on standard, wall-support brackets in locations to be determined in the field by Fire Chief and Architect.
 - a. Cabinets: Provide heavy-gage enameled steel cabinet with full-glass style door, glaz with tempered safety glass. Door shall be hung on full length piano hinge and have a recessed handle for ADA compliance. Provide manufacturer's standard lettering indicating "Fire Extinguisher".

PART 3 - EXECUTION

A. INSTALLATION

1. Verify that materials are those specified before installing.
2. Install accessories after other finishing operations, including painting, have been completed.
3. Wall-Mounted Accessory Units: Install accessories complying with manufacturer's printed instruction, using fasteners as recommended by manufacturer as appropriate to substrate.
4. Adjust accessory items for proper operation. Clean and polish exposed surfaces, using materials and methods recommended by the manufacturer.
5. Mailboxes: Final acceptance is contingent upon compliance with USPS requirements. Mount to meet ADA requirements.
6. Interior Signage: Mount in accordance to ADA requirements for height and relationship to doors and hardware.
7. Fire department keybox: Location as acceptable to City Fire Department.

B. PROTECTION

1. Protect accessories against damage during remainder of construction period, complying with manufacturer's directions.

END OF SECTION 12900