

DIVISION 8 – DOORS AND WINDOWS

Section 08711 – Finish Hardware; Residence Life

Introduction

The University of Arizona Residence Life, has determined that, based on its experience with the performance and durability of the products described in this Section, and based on the benefits of limiting the range of repair parts which must be maintained in inventory, a proprietary specification is in the best interest of the University.

Also, to ensure compatibility of door hardware with the unique key system utilized within the University of Arizona Residence Life, specific door hardware must be used.

Specify all hardware for a fully functioning, secure, weatherproof installation for all swinging, sliding, and folding doors.

Include unique door or frame dependent hardware in those sections.

Include cabinet hardware in the appropriate Division 6 section.

In renovation projects, specify hardware which matches the existing hardware type for function, appearance, trim, and finish, except where other overriding considerations such as handicapped accessibility require deviations.

The Consultant must determine the existing conditions and specify materials which match those conditions.

Requiring the Contractor to “match existing as required” is unacceptable.

In special cases, hardware different from those items described below may be required. In such cases, secure specific permission of the Project Manager. These cases may include:

Alarmed exit devices

Electronic access control

Matching “period” hardware in historic buildings

Include on the drawings a schedule indicating which specific hardware group applies to each individual door. Pay particular attention to identifying the desired function of each door lockset.

Part 1 – General

- Require submittal of a complete hardware schedule describing each door and each hardware group.
- Require that the supplier of finish hardware have as a full-time employee a regular member of the American Society of Hardware Consultants, and that the hardware schedule be prepared by the AHC member.
- Require delivery to the Owner upon Substantial Completion all adjusting tools, keys, dogging keys, and other maintenance materials.

Part 2 – Products

- **Butts**
- Pre-qualified manufacturers are:
 - Hager
 - Lawrence
 - McKinney
 - Stanley
 - Minimum 1 ½ pairs per door
 - Always ball bearing
 - Always non-removable pins
 - Full length continuous hinges are **NOT** to be used without prior approval of Project Manager.
- **Closers**

- Use LCN 4040 series at all applications, unless prior approval of Project Manager.
- Non-handed, adjustable size, 4 way mountable.
- Cast iron body.
- Closers will be mounted for 180 degree opening unless configuration requires other mounting location.
- Require through-bolt installation at wood doors. Metal doors will be installed in reinforced areas. Preferred installation is on door. If jamb mounting is necessary, all holes to be drilled and tapped.
- Closers will have 10 year manufacturer warranty.
- All closers must comply with ADA requirements. ADA openings shall be equipped with DA (delay action) closers. Closure speed adjusted to 7 seconds (latching speed).
- Use only wall mounted hold open devices where doors with closers are intended to be normally open. (These units must be tied into existing fire alarm system if used).
- All closers will be readjusted upon project completion for environmental conditions in building.

- **Exit Devices**

- Pre-qualified manufacturers are:
- Von Duprin 99 series.
- Von Duprin 99-F for fire rated openings.
- Von Duprin 33 Series for narrow stile.
- Concealed vertical rod devices will **NOT** be used without prior approval of Project Manager.
- On non-fire rated openings, key operated removable mullions will be used. (Von Duprin KR54 removable mullion).
- Use the following functions and trims in the noted applications; use no other functions or trim (these designations are based on Von Duprin products).

<u>ANSI Function</u>	<u>Trim</u>	<u>Use</u>
• 03	NL	Entrance/exit doors (non-fire rated) exterior
• 03	L-F	Stairwell doors requiring key access
• 08	L-F	Fire rated openings
• 08	L	Openings from/into conference rooms

- Use only rim devices.
- All exit devices must comply with ADA requirements.

- **Double doors**

- Refer to section 08000 for additional information.
- Use key operated mullions where ever applicable.
- Restrict use of manual flush bolts to storage and mechanical rooms. Use dust proof strikes.
- Avoid use of automatic flush bolts. Use requires prior approval of Project Manager.
- Avoid use of coordinators; where unavoidable, use full width units in lieu of gravity arm.
- Where required use only t-type astragals notched around the strike.

- **Locks and latches**

- Pre-qualified manufacturer is:
- **Best (no substitute)**
- Use Best 93K series cylindrical locks at all general use applications.
 - Use C rose and 15 lever trim designation
 - **SFIC Interchangeable core function REQUIRED. Best specification code (7).**
- Generally use the following functions in the noted applications. Use of other functions may be required by User and Residence Life.

<u>ANSI Function</u>	<u>Best Function</u>	<u>Use</u>
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F90	T	Dormitory rooms
F109	AB	Offices
F86	D	Storerooms, closets, mechanical
F84	R	Corridors, conference rooms

- 2 ¾" backset.
- Only ANSI 4 7/8" strike (Best code S3) to be used.
- In renovation applications, comply with these requirements regardless of the style of existing locks and latches unless directed otherwise by Project Manager.
- All knobs, handles and levers shall comply with ADA requirements.

- **Cylinders and keying**

- Specify that all locks and latches be shipped without permanent cylinders unless required by Contractor for temporary security.
- Residence Life Access Control Systems will supply and install all permanent cylinders and perform all keying plans.
- Require the Contractor to provide his own temporary construction, installation and testing cylinders.
- Interchangeable SFIC format removable core cylinders are required.

- **Miscellaneous Hardware**

- Specify all required miscellaneous hardware, including:
- Stops (wall type preferred)
- Kickplates on heavy traffic doors (conference rooms, corridor doors)
- Thresholds, door bottoms, and weatherstrips on exterior doors.
- Interior smoke seals (similar to Pemko 312, do not use adhesive application).

- **Finish**

- BHMA 626 (US26D), satin chrome plate, uncoated
- BHMA 630 (US32D), satin stainless steel, uncoated

- **Hardware Schedule**

- Include specific hardware group schedule, with group designations to be used on the drawings.

Part 3- Execution

- Coordinate with other trades (Division 6 and Division 9) location of backing required for surface applied hardware.
- Make sure installation is specifically described, here or in appropriate Division 6 section.
- Require that all hardware including temporary test cylinders be installed, and all doors tested and adjusted for proper operation, prior to Substantial Completion.
- All door closers shall be readjusted after the air balance is complete.
- Latches shall be centered in strikes, i.e. filing of strikes is strictly prohibited.

End of Section 08711