# GEneral

## Related Sections

### Section 01300 - Submittals

### Section 08110 – Steel Doors and Frames

### Section 01600 – Material and Equipment

### York Region Property Services Branch, Buildings & Facilities Design Standards and Guidelines:

#### Division 08 71 60 – Door Hardware

#### Division 28 00 00.01 – Security System Facility Design Guideline

#### Division 28 00 00.02 – Security System Specification

## References

### Comply with the latest edition of the following statutes, codes, standards, and all amendments thereto:

#### Canadian Steel Door and Frame Manufacturers’ Association (CSDFMA).

##### CSDFMA Canadian Metric Guide for Steel Doors and Frames (Modular Construction): Standard hardware location dimensions

#### Builders Hardware Manufacturer’s Association (BHMA):

##### ANSI/BHMA A156.1, Butts and Hinges.

##### ANSI/BHMA A156.2, Bored and Preassembled Locks and Latches.

##### ANSI/BHMA A156.3, Exit Devices.

##### ANSI/BHMA A156.4, Door Controls -Closers.

##### ANSI/BHMA A156.6, Architectural Door Trim.

##### ANSI/BHMA A156.16, Auxiliary Hardware.

##### ANSI/BHMA A156.18, Materials and Finishes.

## Regulatory Requirements

### All hardware for doors in fire separations and exit doors must be certified by a Canadian Certification Organization accredited by Standards Council of Canada.

## Submittals

### Product Data:

#### Submit manufacturer's printed product literature, specifications and data sheet in accordance with Section 01300 - Submittals.

### Samples:

#### Submit samples in accordance with Section 01300 - Submittals.

#### Identify each sample by label indicating applicable specification paragraph number, brand name and number, finish and hardware package number.

#### After approval samples will be returned for incorporation in the Work.

### Hardware List:

#### Submit contract hardware list in accordance with Section 01300 – Submittals.

#### Indicate specified hardware, including make, model, material, function, size, finish and other pertinent information.

### Manufacturer's Instructions:

#### Submit the manufacturer's installation instructions.

### Closeout Submittals:

#### Provide operation and maintenance data for door closers, locksets, door holders , and fire exit hardware.

## Quality Assurance

### Test Reports: certified test reports showing compliance with specified performance characteristics and physical properties specified in the Contract Documents.

### Certificates: product certificates signed by the manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements specified in the Contract Documents.

### Pre-installation Meetings: conduct pre-installation meetings to verify project requirements, manufacturer's installation instructions and the manufacturer's warranty requirements. Comply with the requirements of Division 1 – General Requirements.

## Maintenance

### Extra Materials:

#### Provide maintenance materials and data.

#### Supply two sets of wrenches for door closers, locksets, and fire exit hardware.

## Delivery, Storage, and Handling

### Packing, Shipping, Handling and Unloading:

#### Deliver, store, handle and protect materials in accordance with Section 01600 – Material and Equipment.

#### Package each item of hardware including fastenings, separately or in like groups of hardware, label each package as to item definition and location.

### Storage and Protection:

#### Store finishing hardware in locked, clean, and dry area.

## Measurement and Payment

### All costs associated with the work of this Section shall be included in the price(s) for Item No(s). \_\_\_ in the Bid Form.

# PRODUCTS

## Hardware Items

### Only door locksets and latch, sets listed on CGSB Qualified Products List are acceptable for use on this Contract Work.

### Use one manufacturer's products only for all similar items.

### Contractor shall provide a door hardware schedule to the Consultant for approval by the Region.

## Door Hardware

### Locks and latches:

#### Bored and preassembled locks and latches: Conform to ANSI/BHMA A156.2, grade 1, designed for function and keyed as stated in the Door Schedule in the Contract Documents.

##### Locks and latches to be equipped with levers.

##### Locksets are to be compatible with future replacement of the cylinder core with a Medeco M3 IC core cylinder.

###### Manufacturer:

Sargent

Assa Abloy

Corbin

Or Equivalent

#### Roses/Escutcheons: round.

#### Normal strikes: box type, lip projection not beyond jamb.

#### Cylinders: key into keying system as directed by the Consultant.

#### Finished to 626 Satin Chromium Plated

### Butts and hinges:

#### Butts and hinges: Conform to ANSI/BHMA A156.1, 630 finish, size listed in Hardware Schedule.

#### Acceptable Model and Manufacturer:

##### Stanley (basis-of-design)

###### Exterior Hinges: Full mortise, Stanley FBB199 X 114 X 114 X NRP X 630.

###### Interior Hinges: Full mortise, Stanley FBB191 X 114 X 101 X 630.

##### Hager

##### Gallery Specialty Hardware Ltd.

##### or Equivalent.

### Exit devices: Conform to ANSI/BHMA A156.3, grade 1, finished to 630 satin stainless steel, designed for function and keyed as stated in the Door Schedule in the Contract Documents

#### Acceptable Model and Manufacturer:

##### Sargent Manufacturing Company, 80 Series:

##### Double door strike for all double door applications.

#### Exit devices to be equipped with levers on pullside.

### Door Closers and Accessories:

#### Door closers: Conform to ANSI/BHMA A156.4, Grade 1.

##### Where called for, door closers are to be equipped with hold-open arms.

#### Acceptable Model and Manufacturer:

##### LCN (basis-of-design)

###### #4040XP Series.

##### Sargent

##### Norton Door Controls

##### or Equivalent.

### Architectural door trim: Conform to ANSI/BHMA A156.6.

#### Door protection plates (kick plate): stainless steel, length of door (minus 50mm) x 203(H) x 630 finish.

##### Acceptable Model and Manufacturer:

###### Hager (basis-of-design)

#198S x 630 finish.

###### Gallery Specialty Hardware Ltd.

###### Assa Abloy - Rockwood

###### or Equivalent.

### Auxiliary hardware: Conform to ANSI/BHMA A156.16.

#### Manual flush bolts: Ives FB457 or Equivalent.

### Thresholds: Width to suit door frame x full width of door opening, extruded aluminum, mill finish, with thermal break of rigid PVC.

#### Acceptable Model and Manufacturer:

##### Pemko

##### K.N.Crowder

##### Draftseal

##### or Equivalent.

### Weather stripping:

#### Head and jamb seal:

##### Extruded aluminum frame and hollow closed cell neoprene insert.

###### Clear anodized finish.

#### Door bottom seal:

##### Extruded aluminum frame and nylon brush sweep.

###### Clear anodized finish.

#### Acceptable Model and Manufacturer:

##### K.N.Crowder (Basis-of-design)

###### Head and Jamb Seal: W-16S

###### Door Bottom Seal: W-24S

##### Pemko

##### Draftseal

##### or Equivalent.

### Astragal:

#### Adjustable compensating extruded aluminum frame with pile insert.

##### Clear anodized finish.

#### Acceptable Model and Manufacturer:

##### K.N.Crowder (Basis-of-design)

###### W-25

##### Pemko

##### Draftseal

##### or Equivalent.

### Security Hardware:

##### See Section 13710 for security hardware, including:

###### Card Readers;

###### Door Contacts;

###### Electric Strikes;

###### Etc.

## Fastenings

### Supply screws, bolts, expansion shields and other fastening devices required for satisfactory installation and operation of hardware.

### Exposed fastening devices shall match finish of hardware.

### Where pull is scheduled to be installed on one side of the door and a push plate on the other side, supply fastening devices, and install so pull can be secured through door from reverse side. Install push plate to cover fasteners.

### Use fasteners compatible with material through which they pass.

## Keying

### Doors locks shall be keyed alike.

### Provide keys in duplicate for every lock in this Contract.

### Stamp keying code numbers on keys and cylinders.

### Provide construction cores.

### Provide all permanent cores and keys to Consultant.

### Provide three master keys for each MK group.

# EXECUTION

## Installation Instructions

### Furnish metal door and frame manufacturers with complete instructions and templates for preparation of their work to receive hardware.

### Furnish the manufacturers' instructions for proper installation of each hardware component.

### Comply with the manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

### Install hardware to standard hardware location dimensions in accordance with Canadian Metric Guide for Steel Doors and Frames (Modular Construction) prepared by the Canadian Steel Door and Frame Manufacturers' Association.

### Where door stop contacts door pulls, mount stop to strike bottom of pull.

### Install key control cabinet.

### Remove construction cores or locks when directed by the Consultant; install permanent cores and check operation of all locks.

## Adjustments

### Adjust door hardware, operators, closures and controls for optimum, smooth operating condition, safety and for weather tight closure.

### Lubricate hardware, operating equipment and other moving parts.

### Adjust door hardware to provide tight fit at contact points with frames.

## Cleaning

### Perform cleaning after installation to remove construction and accumulated environmental dirt.

### Clean hardware with damp rag and approved non-abrasive cleaner, and polish hardware in accordance with the manufacturer's instructions.

### Remove protective material from hardware items where present.

### Upon completion of installation, remove surplus materials, rubbish, tools and equipment barriers.

## Demonstration

### Keying System Setup and Cabinet:

#### Set up key control system with file key tags, duplicate key tags, numerical index, alphabetical index and key change index, label shields, control book and key receipt cards.

#### Place file keys and duplicate keys in key cabinet on their respective hooks.

#### Lock key cabinet and turn over key to the Region.

### Maintenance Staff Briefing:

#### Brief maintenance staff regarding:

##### Proper care, cleaning, and general maintenance of the Work’s complete hardware.

##### Description, use, handling, and storage of keys.

##### Use, application and storage of wrenches for door closers, locksets, and fire exit hardware.

### Demonstrate operation, operating components, adjustment features, and lubrication requirements.

## Schedule

### Refer to Door Schedule located on the structural drawings and Security System Details on the electrical drawings.

**END OF SECTION**