

SECTION 11 31 00 - RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes but is not limited to:
 - 1. Cooking appliances.
 - 2. Kitchen exhaust ventilation.
 - 3. Refrigeration appliances.
- B. Related Sections:
 - 1. Section 12 35 30 "Residential Casework" cabinetry adjacent to appliances.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, dimensions, furnished accessories, and finishes for each appliance.
- B. Product Schedule: For appliances. Use same designations indicated on Drawings.
- C. Product Certificates: For each type of appliance, from manufacturer.
- D. Warranties: Sample of special warranties.
- E. Energy Star: Provide product data indicating Energy Star rating
- F. Accessible Appliances: Provide product data indicating compliance with applicable ADA requirements.

1.4 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For each residential appliance to include in operation and maintenance manuals.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Maintains, within 50 miles of Project site, a service center capable of providing training, parts, and emergency maintenance repairs.
- B. Installer Qualifications: An employer of workers trained and approved by manufacturer for installation and maintenance of units required for this Project.
- C. Source Limitations: Obtain residential appliances from single source and each type of residential appliance from single manufacturer.
- D. Regulatory Requirements: Comply with the following:
 - 1. NFPA: Provide electrical appliances listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
 - 2. ANSI: Provide gas-burning appliances that comply with ANSI Z21 Series standards.
- E. Accessibility: Where residential appliances are indicated to comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1, the Fair Housing Act and the DOJ's 2010 ADA Standards for Accessible Design.

1.6 WARRANTY

- A. Special Warranties: Manufacturer's standard form in which manufacturer agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: One year from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 APARTMENT APPLIANCES, ACCESSIBLE UNITS (Bid Alternate #1)

- A. Range:
 - 1. Frigidaire FFED3015PW, 30" drop-in electric range. ADA compliant, Self-cleaning. Color: white with white cooktop.
 - 2. Approved substitution.
- B. Range Hood:
 - 1. Broan 423001, two speed, standard range hood. Color: white. With Broan 68W, ADA wall switch. Color: white.
 - 2. Approved substitution.
- C. Refrigerator:
 - 1. Frigidaire FFHT1821QW, Energy Star, ADA compliant 18.0 cu. Ft. capacity, top freezer. Color: white. Verify door swing with kitchen plan.
 - 2. Approved substitution.

2.2 GENERAL FINISH REQUIREMENTS

- A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances, power connections, and other conditions affecting installation and performance of residential appliances.
- B. Examine roughing-in for piping systems to verify actual locations of piping connections before appliance installation.
- C. Examine walls, ceilings, and roofs for suitable conditions where overhead exhaust hoods will be installed.
- D. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. General: Comply with manufacturer's written instructions.
- B. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and that rough openings are completely concealed.
- C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- D. Range Anti-Tip Device: Install at each range according to manufacturer's written instructions.
- E. Provide switch at counter top level to control range hood fans.
- F. Provide appliances with all power cords required for complete installation.
- G. Utilities: Comply with plumbing and electrical requirements.

3.3 FIELD QUALITY CONTROL

A. Tests and Inspections:

1. Perform visual, mechanical, and electrical inspection and testing for each appliance according to manufacturers' written recommendations. Certify compliance with each manufacturer's appliance-performance parameters.
2. Leak Test: After installation, test for leaks. Repair leaks and retest until no leaks exist.
3. Operational Test: After installation, start units to confirm proper operation.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and components.

B. An appliance will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.

3.4 DEMONSTRATION

- #### A.
- Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain residential appliances.

END OF SECTION 11 31 00