

## SECTION 087100 - DOOR HARDWARE

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

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

#### 1.2 SUMMARY

- A. Section includes:

- 1. Mechanical door hardware for the following:
  - a. Swinging doors.
- 2. Cylinders for door hardware specified in other Sections.

- B. Related Sections:

- 1. Division 6 Section "Interior Architectural Woodwork" for cabinet door hardware provided as part of architectural woodwork.
- 2. Division 8 Section "Steel Doors and Frames" for astragals provided as part of labeled fire-rated assemblies and for door silencers provided as part of hollow-metal frames.
- 3. Division 28 Section "Digital, Addressable Fire-Alarm System" for connections to building fire-alarm system.

- C. Products furnished, but not installed, under this Section include the products listed below. Coordinating and scheduling the purchase and delivery of these products remain requirements of this Section.

- 1. Thresholds and weather stripping to be installed under other Sections.

#### 1.3 SUBMITTALS

- A. General: Submit in accordance with Section 013300.
- B. See Section 013310 for Submittal Schedule.

#### 1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of door hardware from a single manufacturer.
- B. Fire-Rated Door Assemblies: Where fire-rated door assemblies are indicated, provide door hardware rated for use in assemblies complying with NFPA 80 that are listed and labeled by a

qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C, unless otherwise indicated.

- C. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.
- D. Accessibility Requirements: For door hardware on doors in an accessible route, comply with the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines.
  - 1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
  - 2. Comply with the following maximum opening-force requirements:
    - a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
    - b. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
  - 3. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm) high.
  - 4. Adjust door closer sweep periods so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.
- B. Tag each item or package separately with identification coordinated with the final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.
- C. Deliver keys to manufacturer of key control system for subsequent delivery to Owner.

#### 1.6 COORDINATION

- A. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- B. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.

#### 1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
  - a. Structural failures including excessive deflection, cracking, or breakage.
  - b. Faulty operation of doors and door hardware.
  - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
2. Warranty Period: Three years from date of Substantial Completion, unless otherwise indicated.
  - a. Exit Devices: Two years from date of Substantial Completion.
  - b. Manual Closers: 10 years from date of Substantial Completion.

## 1.8 MAINTENANCE SERVICE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

## PART 2 - PRODUCTS

### 2.1 SCHEDULED DOOR HARDWARE

- A. Provide Grade 1 door hardware for each door as scheduled on Drawings to comply with requirements in this Section.
  1. Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and named manufacturers' products.
- B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in Part 3 "Door Hardware Schedule" Article. Products are identified by using door hardware designations, as follows:
  1. Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in Part 3 "Door Hardware Schedule" Article.

### 2.2 HINGES

- A. Hinges: BHMA A156.1. Provide Grade 1 template-produced hinges for hinges installed on hollow-metal doors and hollow-metal frames.
  1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Hager Companies.
    - b. IVES Hardware; an Ingersoll-Rand company.
    - c. McKinney Products Company; an ASSA ABLOY Group company.
    - d. Stanley Commercial Hardware; Div. of The Stanley Works.

## 2.3 MECHANICAL LOCKS AND LATCHES

- A. Lock Functions: As indicated in door hardware schedule.
- B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:
  - 1. Bored Locks: Minimum 1/2-inch (13-mm) latchbolt throw.
  - 2. Mortise Locks: Minimum 3/4-inch (19-mm) latchbolt throw.
  - 3. Deadbolts: Minimum 1.25-inch (32-mm) bolt throw.
- C. Lock Backset: 2-3/4 inches (70 mm), unless otherwise indicated.
- D. Lock Trim:
  - 1. Description: Grade 1 and as indicated on Drawings.
  - 2. Levers: Cast.
  - 3. Knobs: Wrought.
  - 4. Escutcheons (Roses): Cast.
  - 5. Dummy Trim: Match lever lock trim and escutcheons.
  - 6. Operating Device: Lever with escutcheons (roses).
- E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
  - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
  - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
  - 3. Aluminum-Frame Strike Box: Manufacturer's special strike box fabricated for aluminum framing.
  - 4. Rabbet Front and Strike: Provide on locksets for rabbeted meeting stiles.
- F. Bored Locks: BHMA A156.2; Grade 1; Series 4000.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Best Access Systems; Div. of Stanley Security Solutions, Inc.
    - b. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group Company.
    - c. SARGENT Manufacturing Company; an ASSA ABLOY Group company.
    - d. Schlage Commercial Lock Division; an Ingersoll-Rand company.
    - e. Yale Security Inc.; an ASSA ABLOY Group company.
- G. Push-Pull Latches: Bored, BHMA A156.2; Series 4000 Mortise, Grade 1; with paddle handles that retract latchbolt; capable of being mounted vertically or horizontally.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company.
    - b. IVES Hardware; an Ingersoll-Rand company.
    - c. Rockwood Manufacturing Company.
    - d. SARGENT Manufacturing Company; an ASSA ABLOY Group company.

## 2.4 EXIT LOCKS AND EXIT ALARMS

- A. Exit Locks and Alarms: BHMA A156.29, Grade 1.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. Detex Corporation.

## 2.5 EXIT DEVICES AND AUXILIARY ITEMS

- A. Exit Devices and Auxiliary Items: BHMA A156.3.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Arrow USA; an ASSA ABLOY Group company.
    - b. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company.
    - c. Dor-O-Matic; an Ingersoll-Rand company.
    - d. Von Duprin; an Ingersoll-Rand company.

## 2.6 LOCK CYLINDERS

- A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver.
  - 1. Manufacturer: Same manufacturer as for locking devices.
- B. Standard Lock Cylinders: BHMA A156.5; Grade 1; permanent cores that are removable; face finished to match lockset.
- C. Construction Keying: Comply with the following:
  - 1. Construction Cores: Provide construction cores that are replaceable by permanent cores. Provide 10 construction master keys.
    - a. Replace construction cores with permanent cores as directed by Owner.

## 2.7 KEYING

- A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Coordinate lock keying with Architect and Owner.
  - 1. Master Key System: Change keys and a master key operate cylinders.
  - 2. Keyed Alike: Key all cylinders to same change key.
- B. Keys: Nickel silver.
  - 1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
    - a. Notation: "DO NOT DUPLICATE."
  - 2. Quantity: In addition to one extra key blank for each lock, provide the following:

- a. Cylinder Change Keys: Three.
- b. Master Keys: Five.

## 2.8 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; air leakage not to exceed 0.50 cfm per foot (0.000774 cu. m/s per m) of crack length for gasketing other than for smoke control, as tested according to ASTM E 283; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Hager Companies.
    - b. National Guard Products.
    - c. Pemko Manufacturing Co.; an ASSA ABLOY Group company.

## 2.9 THRESHOLDS

- A. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:
    - a. Hager Companies.
    - b. National Guard Products.
    - c. Pemko Manufacturing Co.; an ASSA ABLOY Group company.

## 2.10 FABRICATION

- A. Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rated labels and as otherwise approved by Architect.
  - 1. Manufacturer's identification is permitted on rim of lock cylinders only.
- B. Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18.
- C. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
  - 1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means

of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.

2. Fire-Rated Applications:
  - a. Wood or Machine Screws: For the following:
    - 1) Hinges mortised to doors or frames.
    - 2) Strike plates to frames.
    - 3) Closers to doors and frames.
  - b. Steel Through Bolts: For the following unless door blocking is provided:
    - 1) Surface hinges to doors.
    - 2) Closers to doors and frames.
    - 3) Surface-mounted exit devices.
3. Spacers or Sex Bolts: For through bolting of hollow-metal doors.
4. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."
5. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

## 2.11 FINISHES

- A. Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other 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 doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
- B. Wood Doors: Comply with DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."

### 3.3 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.
  - 1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
  - 2. Custom Steel Doors and Frames: HMMA 831.
  - 3. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
  - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
  - 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- C. Hinges: Install types and in quantities indicated in door hardware schedule but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches (750 mm) of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.
- D. Lock Cylinders: Install construction cores to secure building and areas during construction period.
  - 1. Furnish and install permanent cores.
    - a. Coordinate installation with Owner.
- E. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- F. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.
- G. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
- H. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
- I. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.4 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
  - 1. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.

3.5 CLEANING AND PROTECTION

- A. Clean adjacent surfaces soiled by door hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of Substantial Completion.

3.6 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes. Refer to Division 1 Section "Demonstration and Training."

3.7 DOOR HARDWARE SCHEDULE

- A. See drawings.

**END OF SECTION 087100**