

DIVISION 21 – FIRE SUPPRESSION**SECTION 21 05 00 - STANDARD CONDITIONS FOR FIRE SUPPRESSION****PART 1 - GENERAL****1.01 REFERENCE**

- A. Requirements established within the portions of this project manual titled Division 1, General Requirements are collectively applicable to the work of this section.
- B. Instructions to Bidders, Special Conditions and addenda as issued are part of this specification.
- C. Plumbing/Fire Suppression drawings along with all other project drawings and specifications represent the work of this section.
- D. Drawings, Contract, General Conditions and Supplementary Conditions form a part of this section, by reference thereto and shall have the same force and effect as if printed herewith in full. Failure to review these sections shall not relieve the Contractor of his responsibility to fully comply with the terms therein.

1.02 SCOPE

- A. Provide labor, material, equipment and supervision necessary to install complete operating fire suppression systems as indicated on the drawings and specified herein, including all work at the site and within the proposed construction areas to accomplish the required work.
- B. It shall be the contractor's responsibility to coordinate his work and the work of his subcontractors to insure that all the work is covered. He shall designate who is responsible for various portions of work which may overlap so that there is complete coverage of all required work. It is the position of the owner and the A/E that all work is the responsibility of the mechanical contractor within this Division of the work.
- C. Contractor shall provide all demolition necessary to remove and replace, repair, install new or modify existing work whether it be walls, floors, ceilings, structure, mechanical or electrical required to install his work. Contractor shall replace all work to leave in a finished condition.
- D. The fire suppression contractor shall remove the entire existing fire suppression system including valves, heads, piping, hangers, supports and related accessories.
- E. All work shown on the drawings and not expressly mentioned in the specifications and all work specified but not shown on the drawings, but necessary for the proper execution of same shall be performed by the contractor. It is not the intent of the drawings and specifications to describe every feature and detail of the work.
- F. No additions to the contract amount will be approved for any materials, equipment, or labor to perform additional work unless it can be clearly shown to be beyond the scope and intent of the drawings and specifications.
- G. It shall be the fire suppression contractor's responsibility to develop the design of the system based on current flow test results and to provide all the documentation necessary for final approval.
- H. Fire suppression contractor's scope of work shall include but not be limited to the following:
 - 1. Wet Sprinkler System, Siamese connection.
 - 2. Demolition of existing work to accommodate new work.
 - 3. Modify existing systems affected by the new construction or alteration work. Patch and repair and finish to match existing.

1.03 REGULATIONS, CODES, AND STANDARDS

- A. Work shall be performed in accordance with the latest adopted codes, amendments, regulations and ordinances of the authorities having jurisdiction. Observe all safety regulations including the requirements of OSHA.
- B. Obtain and pay for all permits, connection charges, inspections, and certificates required to complete the work.
- C. Latest editions of any referenced standards shall govern.
- D. Contractor shall arrange and pay for all tests and inspections specified herein or required by above agencies and furnish required certificate of inspection to owner.
- E. Where the contract documents are more stringent but not in conflict with the applicable codes, the more stringent requirements shall be followed.

1.04 SUBMISSIONS

- A. The procedure for submissions of shop drawings shall be as specified in Division 1, or as a minimum, as indicated below.
- B. Furnish submissions of shop drawings and samples of materials and equipment as indicated in these sections, on the drawings, or as directed by the A/E. Submissions will be made in a timely fashion such that adequate time exists to review the drawings, or material, and arrive at the site in accordance with the project schedule.
- C. Submissions will not be accepted with work defined as "By Others". Identify contractor by name and with his approval so indicated. Submissions are required prior to purchasing, fabrication, or installation of any material or equipment. Submissions shall be reviewed and certified by the submitting contractor that they are in accordance with the project documents.
- D. When requested by the engineer, shop drawings shall be required to be submitted to designated agencies for review and approval prior to submission to the engineer.
- E. Contractor shall arrange and pay for all tests and inspections specified herein or required by above agencies and furnish required certificate of inspection to owner.
- F. Contractor to forward a copy of submittals which have electrical requirements to the Electrical Contractor (EC) for coordination of voltage, amperage, and phase. Response to be received from EC prior to ordering of equipment by mechanical contractor.
- G. Submissions shall include warranties by the manufacturer for equipment being provided. Submissions for commonly related items and equipment shall be combined in a single brochure with all items being furnished clearly identified.
- H. Shop drawings and submittals shall be checked and stamped by the contractor before submitting. They shall conform to measurements made at the site, the contract requirements, and coordinated with all other trades.
- I. Specific models in catalog sheets must be identified as well as all options, voltages, phases, etc. identified so as to be clear on what is being provided.
- J. Contractor and manufacturers shall be responsible for all physical characteristics of the equipment and field verify with final locations, coordinate with floor plans, confirm service access, clearances, confirm equipment arrangements, electrical disconnect clearances, and pathways/travel/access to the final equipment installation locations. Submission of equipment shop drawing will be deemed evidence of compliance with this requirement. If no shop drawing is submitted, contractor shall be fully responsible for a complete installation and assumes all related costs that affects the contractor and other trades.
- K. To aid in the preparation of submittals or shop drawings, the engineer can provide the electronic files for use by the contractor. The electronic files will be provided upon execution of the engineer's electronic file release contract prepared specifically for this project. The electronic files will be released in the format used by the architect and engineer to design the project. If this file format is not compatible with the contractor's needs, additional charges for providing the changes to the

requested file format may be necessary at \$150/hr billable to the contractor.

1.05 SITE INSPECTION

- A. Visit site, inspect and become aware of all conditions which may affect the work. Investigate utilities, protection requirements for adjacent facilities, storage locations, and access to the construction area.
- B. Submission of bid will be deemed evidence of having complied with this request. Contractor may not request additional costs for existing conditions which were evident from inspection of the site.

1.06 SUBSTITUTIONS

- A. Material and equipment specified shall be deemed as that which the bidder's quotation represents.
- B. Once bids are accepted only that material and equipment listed in the specifications or added by addenda shall be acceptable. Substitution information for inclusion in an addenda must be received by the A/E at least 10 days prior to bid opening. If acceptable, an addenda will be issued which will add the additional acceptable manufacturers or materials and be available for all contractors to consider. A contractor cannot be the lowest bidder because he utilized substituted materials or equipment as opposed to specified materials or equipment.
- C. If the contractor submits alternate equipment, manufacturers, systems, methods, or materials, not specifically identified in the specifications, additional review and investigation time may be required by the engineer. If the engineer determines additional review time is required because of the substitution, then this will be a billable service by the engineer at the rate of \$150.00/hr. for such services. Also billable will be any redesign time and revisions to drawings should they be necessary for incorporation into the work. Services will be billable to the contractor making such substitutions and will be payable prior to approval or rejection.
- D. Contractor and manufacturers shall be responsible for all physical characteristics of the equipment and field verify with final locations, coordinate with floor plans, confirm service access, clearances, confirm equipment arrangements, electrical disconnect clearances, and pathways/travel/access to the final equipment installation locations. Submission of equipment shop drawing will be deemed evidence of compliance with this requirement. If no shop drawing is submitted, contractor shall be fully responsible for a complete installation and assumes all related costs that affects the contractor and other trades.

1.07 DRAWINGS AND SPECIFICATIONS

- A. The drawings are generally diagrammatic and necessary field coordination and adjustment must be provided by the contractor prior to installation. Such deviations to the work to allow for coordination shall be kept to a minimum and any such deviations shall be at no extra cost.
- B. When a conflict or contradiction exists either between drawings and specs or between specs or between different drawings or details, the more stringent shall apply.
- C. Drawings and specifications are intended to be taken as a whole and each is to supplement the other. It is not intended that all work must be both shown on drawings and specified in the specifications.
- D. An item shown on the drawings and not indicated in the specifications is to be understood to be required for the project. An item specified and not shown on the drawings is to be understood to be required for the project.
- E. The contractor shall refer to the drawings for details which may influence the design of the fire suppression systems.
- F. The architects or engineer's interpretation of the documents shall be binding upon the contractor. If a question arises, the contractor shall ask for an interpretation prior to bidding and an answer shall be issued as an addendum to all bidders.

- G. If a question arises after bidding the A/E interpretation shall govern.

1.08 MEASUREMENTS

- A. Before ordering materials or commencing with any work, the contractor shall verify all measurements at the building. Coordination of equipment, materials, spaces, and dimensions are the responsibility of the contractor.

1.09 PROGRESS SCHEDULE

- A. Provide a project schedule which shall show start, sequence of each type of work, milestone schedule, and completion of each type of work, with overall completion date. Work involving interruption of services shall be clearly designated and approved.

1.10 COST SCHEDULE

- A. Provide a detailed cost breakdown indicating labor and material amounts for various types of work.
B. AIA forms are required for this submission.

1.11 COMPLETION

- A. The contractor shall deliver to the owner, with his request for final payment, copies of all manufacturer's guarantees, equipment instructional manuals, a complete set of all final shop drawings, catalog cuts, service contracts, and other items as may be required elsewhere in the documents.

1.12 OFFICE

- A. The contractor shall set up his job office (desk) where directed by the owner.

1.13 STORAGE

- A. Material shall be stored only where directed by the owner.

1.14 SANITARY

- A. The contractor will at his own expense, provide and maintain in a sanitary condition, a portable chemical toilet.
B. Toilet will be located where directed by the owner.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All material shall be new and of present day manufacture.
B. All material and equipment shall be in conformance with accepted trade standards.
C. Whenever equipment or material is referred to in the singular, such as "the fan", it shall be deemed to apply to as many such items as may be necessary to complete the installation.
D. The word "provide" means "furnish and install complete, tested, and adjusted as necessary with all

accessories, covers, escutcheons". The word "piping" means pipe, fitting, controls, valves and hangers as required for a complete system.

2.02 OPERATING INSTRUCTIONS AND MANUALS

- A. Properly and fully instruct owner's personnel in the operation and maintenance of all systems and equipment.
- B. Insure that the owner's personnel are familiar with all operations to carry on required activities.
- C. Such instruction shall be for each item of equipment and each system as a whole.
- D. Manual shall include all instructions on operation, maintenance, repair parts list, lubrication requirements, brochures, catalogue cuts, wiring diagrams, control sequences, service requirements, piping diagrams, names, and addresses of vendors, suppliers and emergency contacts. Three manuals shall be provided.
- E. Provide to the owner any special tools necessary to operate any of the equipment.

PART 3 - EXECUTION

3.01 PROTECTION

- A. Plug or cap open ends of piping systems.
- B. Stored materials shall be covered to prevent damage by inclement weather, sun, dust, or moisture.
- C. Protect all installed work until accepted in place by the owner.
- D. Do not install sprinklers, polished metal escutcheons, and other finished devices until masonry, tile, and painting operations are complete or protect otherwise.
- E. Protect all existing or new work from operations which may cause damage such as hauling, welding, and painting.

3.02 WORKMANSHIP

- A. Install all work neat, trim, and plumb with building lines.
- B. Install work in spaces allocated.
- C. Cutting and patching shall be performed by skilled tradesmen normally employed for the work involved.

3.03 FASTENERS, HANGERS, AND SUPPORTS

- A. Furnish and install all hangers and supports required to suspend, mount, or hang the work per NFPA requirements.
- B. Furnish and install all miscellaneous steel angles, channels, beams, clips, brackets, and anchors to hang or support the work. Provide submissions for review.
- C. Install concrete inserts before concrete is poured.
- D. Drilled inserts shall not be loaded to more than 1/4 rated capacity with a minimum of 200 lbs.
- E. Power driven fasteners shall not be allowed for piping larger than 2", or for equipment. When used they shall not be loaded more than 1/8 rated capacity with a minimum of 200 lbs.
- F. Provide seismic restraint for piping as required by NFPA.

3.04 OFFSETS, TRANSITIONS, MODIFICATIONS

- A. Furnish and install all offsets necessary to install the work and to provide clearance for the other

trades.

- B. Maintain adequate headroom and clearance as directed by the A/E.
- C. Incidental modifications necessary to the installation of the systems shall be made as necessary and at the direction of the A/E.
- D. Rises and drops of piping systems shall be provided as required and where directed to allow for clearances to other construction. Drains shall be installed at no additional cost to the owner. The contractor shall allow for such occurrences in his bid.
- E. Piping, and equipment shall be so arranged as to not pass in front of windows, doors, access panels, access doors, and service clearance areas. Do not install within 3'-0" clearance of electrical or panel fronts.

3.05 ACCESS

- A. Locate all equipment, valves, devices and controllers which may need service in accessible places.

3.06 WIRING

- A. Power wiring shall be provided by the Division 26 Electrical Contractor. This contractor shall furnish all controllers necessary to operate the equipment. The Electrical Contractor shall store and install the electrical devices and furnish and install the power wiring.
- B. Supervisory and alarm wiring shall be furnished and installed under Division 28 portion of the work.
- C. All wiring shall be in accordance with the NEC.
- D. Pushbuttons shall be maintain-contact type.
- E. Refer to the electrical specifications for wiring methods.
- F. Plenum rated cable is required for control wiring.

3.07 GUARANTEE

- A. All work shall be guaranteed to be free from defects for a period of one year of operation from date of acceptance by the owner unless otherwise specified. Material and labor for first year warranty is to be provided.
- B. Guarantee shall be extended for all non-operational periods due to failure within the guarantee period.

3.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver material and equipment in manufacturer's original cartons or on skids.
- B. Store material in dry enclosures or under protective coverings out of way of work progress.
- C. Handle so as to prevent damage to product or any surrounding material.

3.09 MANUFACTURER'S NAMES

- A. Manufacturers names are included herein to establish those suppliers who may provide products for this project subject to the requirements of the specifications. All material and equipment must be U.L. and FM approved. Any deviations from this must be acknowledged at bid time by the supplier and he shall be solely responsible for any and all costs associated with the application of his product in the project.

3.10 AS-BUILT DRAWINGS

- A. At the completion of the work the contractor shall furnish a reproducible as-built drawings to the A/E for approval. The drawings shall indicate all work installed and its actual size and location. If

acceptable, the A/E will submit the as-built drawings to the owner as record drawings. If not acceptable, the A/E will return the drawing to the contractor to make corrections as required. The contractor will resubmit for approval.

- B. The as-built drawings shall indicate measured dimensions of underground lines and other concealed work.
- C. To aid in the preparation of as-built drawings, the engineer can provide the electronic files for use by the contractor. The electronic files will be provided upon execution of the engineer's electronic file release contract prepared specifically for this project. The electronic files will be released in the format used by the architect and engineer to design the project. If this file format is not compatible with the contractor's needs, additional charges for providing the changes to the requested file format may be necessary at \$150/hr. billable to the contractor.

3.11 PENETRATION SEALING

- A. All penetrations of fire walls, smoke walls, and floors by ducts, pipes, conduit, or wiring shall be sealed to prevent the flow of gasses or smoke.
- B. The sealant shall be foamed in place between the penetrant and the adjacent floor or wall with DOW Corning RTV foam or equivalent by 3M, Hilti, or Chase foam.
- C. The installation shall meet the approval of the authority having jurisdiction.
- D. Penetrations through rated surfaces shall have a UL rating equivalent to the adjacent surfaces.

3.12 CUTTING AND PATCHING INTERIOR SURFACES

- A. Respective contractor shall install all hangers, supports, pipe sleeves in floors, walls, partitions, ceilings and roof slabs as construction progresses to permit their work to be built into place and to eliminate unnecessary cutting of construction work.
- B. All cutting of concrete, or other material for the passage of piping through floors, walls, partitions and ceiling shall be done by the contractor where necessary to install his work. Contractor will close all such openings around piping, and conduit with materials equivalent to that removed. All exposed surfaces shall be left in suitable condition for refinishing without further work.
- C. Contractor shall patch and repair any existing openings created by the demolition work in floors, walls, partitions, and ceilings not being reused for the new construction.

3.13 CONNECTIONS TO EXISTING SYSTEMS

- A. The contractor shall be responsible for connecting new systems to existing systems.
- B. Arrange for outages with the owner.
- C. Contractor shall shut down and drain existing systems.
- D. Contractor shall cut in, weld, or thread, and make connections compatible with existing systems.
- E. Provide new valves at connections to existing systems.
- F. Contractor shall refill existing and fill new systems.
- G. Contractor shall purge air from systems, both new and existing.
- H. Contractor shall place existing systems back into operation and perform the necessary tests.

3.14 COORDINATION

- A. The sprinkler shop drawings shall show all ductwork, diffusers, grilles, piping, conduit lighting fixtures coordinated with the sprinkler piping and sprinkler beads.
- B. All architectural features, structural conditions which may impact on the sprinkler layout shall be shown.
- C. The location of equipment, controller, fire pumps, and jockey pumps compression and valve shall be coordinated with the other trades showing all necessary clearances.

3.15 WELDING

- A. All electric power for arc welding shall be supplied by the contractor performing the work.

3.16 VEHICLES

- A. Vehicle access to the site will be as directed by the owner.

3.17 RUBBISH DISPOSAL

- A. Burning of debris on the site shall not be permitted. All debris, refuse, and waste shall be removed from the premises at regular intervals. No accumulation shall be permitted.

3.18 PROTECTION

- A. Maintain all public walks and access ways.
- B. Erect and maintain barricades, warning signs, and other protective means as may be directed by the owner for protection of all persons and property from injury or damage.

3.19 SCAFFOLDING

- A. The contractor shall at his own expense, install, operate, protect, and maintain temporary services such as scaffolding, material hoists, access walks, etc., as may be required.

3.20 CLEANUP

- A. Remove all visible temporary tags or labels as well as any protective coverings and wrappings from equipment.
- B. Remove all spots, stains, soil, paint, spackle, and other foreign matter from all finished work.
- C. Remove all trash and debris from the premises.

3.21 WORK COMPLETION

- A. The contractor shall promptly correct work rejected by the engineer failing to conform to the requirements of the contract documents, whether discovered before or after substantial completion and whether or not fabricated, installed or completed. Costs of correcting such rejected work, including additional testing and inspections and compensation for the engineer's services and expenses made necessary thereby, shall be at the contractor's expense.

3.22 REQUEST FOR INFORMATION (RFI) REQUIREMENTS

- A. All RFI's shall include the following information based on AIA Document G716:
 - 1. To, From, Project Name, Issue Date, RFI number in sequential order with all other trades, Requested Reply Date.
 - 2. Provide a description with specification and/or drawing references.
 - 3. Provide the senders recommendation including cost and/or schedule considerations.
 - 4. Provide receiver's reply space.
 - 5. Note an RFI reply is not an authorization to proceed with the work involving additional cost/time.

3.23 SHOP DRAWING REQUIREMENTS

- A. The following is a list of required shop drawings for the project. Not all items may be identified, and it is the responsibility of the contractor to submit additional shop drawings where indicated in the specifications.

FIRE PROTECTION	DATE REC'D	ACTION	DATE REC'D	ACTION
COORDINATION DRAWINGS				
SPRINKLER SYSTEM HYDRAULIC CALCULATIONS AND DESIGN DRAWINGS AND DETAILS				
FIRE MARSHAL APPROVAL				
INSURANCE COMPANY APPROVAL				
SPRINKLER HEADS				
PIPING/VALVES/HANGERS				
SPARE SPRINKLER CAP & SIGNS				
AS-BUILTS				
WARRANTIES AND GUARANTEES				
OPERATIONS AND MAINTENANCE MANUALS				
TESTS/CERTIFICATIONS				
EMERGENCY AND MANUFACTURER CONTACTS				
CONTRACTOR'S LETTER OF COMPLETION				

END OF SECTION

SECTION 21 05 18 - ESCUTCHEONS FOR FIRE-SUPPRESSION PIPING**PART 1 - GENERAL**

1.01 SUMMARY

- A. Section Includes:
 - 1. Escutcheons.

1.02 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

PART 2 - PRODUCTS

2.01 ESCUTCHEONS

- A. One Piece, Cast-Brass Type: With [polished, chrome-plated] [and] [rough-brass] finish and setscrew fastener.
- B. One Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with chrome-plated finish and spring-clip fasteners.
- C. One Piece, Stamped-Steel Type: With chrome-plated finish and spring-clip fasteners.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Install escutcheons for piping penetrations of walls, ceilings, and finished floors.
- B. Install escutcheons with ID to closely fit around pipe, tube, and insulation of piping and with OD that completely covers opening.
 - 1. Escutcheons for New Piping:
 - a. Piping with Fitting or Sleeve Protruding from Wall: One-piece, deep-pattern type.
 - b. Chrome-Plated Piping: One-piece, cast-brass type with polished, chrome-plated finish.
 - c. Insulated Piping: One-piece, stamped-steel type.
 - d. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, cast-brass type with polished, chrome-plated finish.
 - e. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, stamped-steel type.
 - f. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece, cast-brass type with polished, chrome-plated finish.
 - g. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece, stamped-steel type.

- h. Bare Piping in Unfinished Service Spaces: One-piece, cast-brass type with polished, chrome-plated finish.
- i. Bare Piping in Unfinished Service Spaces: One-piece, stamped-steel type.
- j. Bare Piping in Equipment Rooms: One-piece, cast-brass type with polished, chrome-plated finish.
- k. Bare Piping in Equipment Rooms: One-piece, stamped-steel type.

3.02 FIELD QUALITY CONTROL

- A. Replace broken and damaged escutcheons and floor plates using new materials.

END OF SECTION