

STANDARD SPECIFICATION

DIVISION 8

SECTION 8D FINISH HARDWARE

8D.01 GENERAL: Comply with all of the Contract Documents.

8D.02 SCOPE OF WORK: Refer to "Division Scope of Work"

8D.03 GENERAL REQUIREMENTS

- A. This contractor shall assume full responsibility for examination of the drawings and for the preparation of his own hardware schedule. He shall be responsible for the accuracy of the quantities, sizes, finish and proper hardware to be furnished whether specifically mentioned or not. Hardware not listed specifically must be furnished to match other hardware in similar openings.
- B. This contractor shall be responsible for all details such as hand of doors, bevels of locks, checking field conditions etc.
- C. All hardware shall be complete with screws, strikes etc., individually packed and marked.
- D. Paper templates of hardware shall be furnished to door and/or frame manufacturer as directed by the General Contractor.
- E. Wherever fire rated doors are specified, their hardware shall conform with the rating requirements of the door. All doors marked FPSC are scheduled with either spring hinges or butts with door closers, properly adjusted.

8D.04 MISCELLANEOUS REQUIREMENTS

- A. **CYLINDERS**
 - 1. Furnish one spare cylinder for every 20 dwelling units.
 - 2. Furnish one spare cylinder for each building for each building entrance vestibule.
- B. **SPECIAL TOOLS**
 - 1. Furnish three pieces of each type of special tool necessary for the adjustment or installation of hardware items.
- C. **DOOR STOPS**
 - 1. All swinging doors opening against a building wall, partition etc., shall be provided with a doorstop. Stops to be as specified or as appropriate to suit conditions.

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D. SILENCERS

1. Provide 3 rubber silencers on door frames that have self-closing hinges.

E. DEAD BOLTS

1. Apartment entrance dead bolts to have 1" throw.

F. KEY CABINET AND CONTROL SYSTEM

1. The contractor shall provide a wall mounted type key cabinet and a complete system, equipped to accommodate keys for all cylinder locks plus a reserve of 20 percent. Key cabinet and control system shall be equal to those manufactured by P.O. Moore, Inc. The cabinet shall be hung and keys tagged and labeled by another Section.

G. KEYING

1. All cylinders shall be subject to a Construction Master Key during the construction period, which shall be voided by use of a special "Knock-out" Key, upon acceptance by Architect. All cylinders shall be subject to a Master Key for the buildings.
2. Master Keying instructions shall be in accordance with those issued by Architect.
3. Provide keys as follows:
 - a. 3 keys per lock.
 - b. 3 master keys per building.
 - c. Building vestibule entrance locks - provide 2 keys per apartment. To be keyed different from the apartment entry keys.

8D.05 SAMPLES AND SCHEDULES

- A. One sample of each different kind of hardware shall be furnished for approval of Architect before delivery to project. Upon completion of hardware work, the sample may be incorporated into the project.
- B. Provide a complete schedule and necessary manufacturers' data for approval by Architect.

8D.06 MANUFACTURER

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A. The numbers in the following Schedule of Hardware were taken from the catalogs of the following manufacturers:

1. Sargent & Co., Hager, Bommer, Ives, Rockwood, Auth and is intended to establish a minimum Standard of Quality. Other brands, equal to or better than listed types, may be submitted for the approval of Architect. All cylinders shall six (6) pin.

NOTE: All hardware for each building shall be of the same manufacturer.

B. The following are presently approved manufacturers of Finish Hardware:

Locksets/Latchsets -

1. Sargent, Schlage, Yale, Russwin, Corbin, Arrow and Marks

Hinges -

1. Stanley, McKinley, and Hager

Closers -

1. Sargent, LCN and Norton

C. FINISHES

1. Butts and Spring Hinges - Prime Coat (USP).
2. Lock and Latchsets, Ives Door Stops, Door Chain and door fasteners Dull Bronze (US 10) or as indicated in schedule.
3. Lockset and stop finish inside of bathroom chrome plated (US 26).

8D.07 LOCATION OF HARDWARE

A. TOP BUTT HINGES - Top butt hinges for all doors should be 5" distance from head of door rabbet to top edge of butt hinge.

B. BOTTOM BUTT HINGES - Bottom butt hinges for all doors with or without saddles should be 10" distance from finished floor line to bottom edge of butt hinge, except as follows:

1. Where floor levels vary at both sides of door, bottom but hinge should be located to conform with those on adjacent doors.

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2. Where door opening has trim on four sides, bottom butt hinge should be 5" distance from sill jamb rabbet to bottom edge of butt hinge.
 3. Where curb occurs at exterior or interior door, bottom hinge should be 10" distance from top of flush saddle or top of saddle rabbet to bottom edge of butt hinge.
- C. INTERMEDIATE BUTT HINGES - Intermediate butt hinges for all doors, where specified, should be equally spaced between top and bottom butt hinges.
- D. DOOR KNOBS - Unless otherwise scheduled, all door knobs should be centered 3'-2" from the finished floor including knobs for doors above curbs; for exterior doors with access by interior stairs, the finished floor should be taken as the top of the platform or tread. All knobs shall be screw-less type.

8D.08 FINISH HARDWARE SCHEDULE

Apartment Entrances

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Lockset	18 - 8143-LW1H-US10 (Sargent)
1 Chime Interviewer	Auth 686
1 Chain Door Fastener	201 (Quincy)
1 Stop	65 (Ives)
3 Silencers	

Bathrooms

1 pair Butts	Stanley RD741
1 Privacy Lock	24-6U65-OSL-US10 x US26 self-releasing panic proof (Sargent)
1 Stop	61A (Ives)

Bedrooms

1 pair Butts	Stanley RD741
1 Privacy Lock	24-6U65-OSL-US10 self-releasing panic proof (Sargent)
1 Stop	61A (Ives)

Closets

1 Dummy Trim	6U93 OSL-US10 (Sargent)
1 pair Butts	RD741 (Stanley)
1 Magnetic Catch	542 (Engineered Products Co.)
1 Stop	61A (Ives)

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Linen Closets

1 Dummy Trim	6U93-OSL-US10 (Sargent)
1 pair Butts	RD741 (Stanley)
1 Magnetic Catch	542 (Engineered Products Co.)
1 Stop 61A (Ives)	

Basement or Cellar to Exterior (except apartment entrances)

1 1/2 pair Butts	FBB179 5 x 4 1/2 (Stanley)
1 Lockset	8116-LNH-US32D (Sargent)
1 Closer	1230 Series (Sargent)
1 Stop	3381 or to suit (Ives)

Stair Bulkheads

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Rubber Covered Chain	NYCHA - Type
1 Latchset	8115LNH US32D (Sargent)
1 Exit Control Lock	ECL-230D (Detex Corp.)

Boiler Room

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Lockset	76-8104-LNH-US32D (Sargent)
	Knurling on door handle on outside only.

Elevator Machine Room

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Lockset	Series 4100 Mul-T-Lock (Securitech Group Inc.)
1 Set Dummy Trim	76-6U93-OSL-US32D Knurling on door handle on outside only.

Elevator Bulkhead

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Lockset	Series 4100 Mul-T-Lock (Securitech Group Inc.)
1 Set Dummy Trim	76-6U93-OSL-US32D- Knurling on door handle on outside only.

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Basement or Cellar Interior (except apartment entrances)

1 1/2 pair Spring Hinges	4310- 4.5 x 4.5 (Bommer)
1 Lockset	8104-LNH-US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Janitors Closets

1 1/2 pair spring hinges	4310-4.5 x 4.5 (Bommer)
1 Lockset	8104-LNH US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Trash Room

1 1/2 pair spring hinges	4310-4.5 x 4.5 (Bommer)
1 Latchset	8115-LNH-US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Gas Meter Room

1 1/2 pair spring hinges	4310-4.5 x 4.5 (Bommer)
1 Lockset	76-8104-LNH US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Electric Meter Room

1 1/2 pair spring hinges	4310-4.5 x 4.5 (Bommer)
1 Lockset	76-8104-LNH US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Compactor Room

1 1/2 pair spring hinges	4310-4.5 x 4.5 (Bommer)
1 Lockset	76-8104-LNH US32D (Sargent)
1 Stop	3381 or to suit (Ives)

Toilets and Laundry Room

1 1/2 pair butts	FBB179 5x4 1/2 (Stanley)
1 Lockset	18-8104 - LE1H US32D (Sargent)
1 Closer	1230 Series (Sargent)
1 Stop	3381 or to suit (Ives)

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Community Room

1 1/2 pair butts	FBB179 5x4 1/2 (Stanley)
1 Lockset (Sargent)	18-8104 - LE1H US32D
1 Closer	1230 Series (Sargent)
1 Stop	3381 or to suit (Ives)

Building Entrance and Vestibule Entrance Doors (Aluminum & Steel Doors) ¹

Hardware for Building Entrance Door shall consist of following:

1 Lockset	# 9032 Maglatch with protective channel for electromagnet (Securitech).
1 Hinge	# 912DB or 910DB (Zero) with "mini" electrified hinge.
1 Closer	# 4510 N AVB surface Door Closer (LCN)
1 Sweep	# 39D Protection Sweep Sill (Zero)
1 Saddle	# 6570A-E 1/2" x 7" aluminum saddle with abrasive top (Zero)

Hardware for Building Vestibule Door shall consist of following:

1 Lockset	# 9012Electrolach (Securitech)
1 Hinge	912DB (Zero) or 910DB (Zero) with "mini" electrified hinge.
1 Closer	# 4510 N AVB (LCN Closers)
1 Saddle	# 657A 1/2" x 7" aluminum saddle (Zero)

Stairs to Cellar

1 1/2 pair Spring Hinges	4310 - 4.5 x 4.5 (Bommer)
1 Lockset	8104 - LNH US32D (Sargent)
1 Stop	3381 or to suit (Ives)

8D.09 GUARANTEES ²

- A. Guarantee all items of work furnished and installed under this Section for (1) one year, in addition to manufacturer's standard warranties. All guarantees to be from the date, when **Final Certificate of Occupancy** is issued from Department of Buildings.

¹ Revised – June, 2003

² Revised – June, 2003