SECTION 10 22 19

DEMOUNTABLE GLASS PARTITIONS

# PART 1 - GENERAL

## SUMMARY

* + 1. Work includes:
       1. Site-assembled single glazed demountable partitions.
       2. Unitized-panel demountable partitions.
       3. Swinging doors as a component of the partition assembly.
       4. Sliding doors as a component of the partition assembly.
    2. Related Sections: Work not included in this Section specified under the designated Divisions:
       1. Division 06 - Wood, Plastics, and Composites Manufacturers.
       2. Division 08 - Openings, for doors and hardware.
       3. Division 08 - Glazing
       4. Division 09 - Finishes, for adjacent walls and ceilings.
       5. Division 09 – Gypsum Wallboard

## REFERENCE STANDARDS

* + 1. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
    2. ASTM International (ASTM):
       1. ASTM B 221 – Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles and Tubes.
       2. ASTM C 1036 – Standard Specification for Flat Glass.
       3. ASTM C1048 – Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass.
       4. ASTM E 90 – Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
       5. ASTM E 413 – Classification for Rating Sound Insulation.
    3. DIN EN ISO – German Institute of Standardization (Fraunhofer-Institut für Bauphysik / Bauakustik - Fraunhofer Institute for Building Physics IBP)/ **European Standards** /International Standards Organization

## SUBSTITUTIONS:

## Comply with Division 1.

## PERFORMANCE REQUIREMENTS

1. Sound Transmission Classification: Tested in accordance with Airborne sound insulation DIN EN ISO 10140-2 by an independent agency.

## SUBMITTALS

* + 1. Product Data: Submit manufacturer's product data sheets for each product specified, including:
       1. Preparation instructions and recommendations.
       2. Storage and handling requirements and recommendations.
       3. Installation methods.
    2. Shop Drawings: Provide plans, sections, elevations depicting the dimensions, tolerances and installation procedures of each product specified.
    3. Samples: For each finish product specified, two samples representing actual product and color.
    4. Maintenance Data: Submit maintenance data for the project's operations and maintenance manual. Include finishes for exposed trim, glass and accessories. Include precautions for cleaning. Include methods affecting finishes and performance.

## QUALITY ASSURANCE

* + 1. Manufacturing: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years experience.
    2. Source Limitations: Obtain demountable partitions through one source from a single manufacturer, including extrusions, aluminum fabrication, hardware.
    3. Installer Qualifications: Products listed in this section are to be installed by a single installer with a minimum of three years demonstrated experience in installing products of the same type and scope as specified.

Specifier: Providing a mock-up is available by arrangement. Retain the following as applicable.

* + 1. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
       1. Finish areas designated by Architect.
       2. Do not proceed with remaining work until mock-up is approved by Architect.
       3. Remodel mock-up area to produce acceptable work.
    2. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01.

## DELIVERY, STORAGE, AND HANDLING

* + 1. Delivery: Deliver materials in manufacturer’s original, unopened, undamaged containers with identification labels intact.
    2. Storage and Handling: Comply with manufacturer's recommendations for storage and handling. Protect from weather damage. Keep dry and covered.

## PROJECT CONDITIONS

* + 1. Environmental Conditions: Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
    2. Finished Spaces: Do not deliver or install demountable partitions until finishes in spaces to receive them are complete, including suspended ceilings, floors, carpeting, and painting.

Specifier: Retain the following if work of this section is extensive or complex enough to justify a conference

* 1. PREINSTALLATION MEETINGS
     1. Preinstallation Conference: Conduct conference at [project site].

## WARRANTY

* + 1. Warranty: Provide manufacturer's standard seven year limited warranty against defects in manufacturing for the demountable partition system. Warranty starts on project date of Substantial Completion.

# PART 2 - PRODUCTS

## DEMOUNTABLE GLASS PARTITIONS

* + 1. Glass and aluminum demountable partition system complying with ASTM B221 (ASTM B221M) and meeting or exceeding the performance of 6063-T5 aluminum alloy.
       1. Basis-of-Design: UNIQUIN demountable partition system by dormakaba; Toll Free: 800-523-8483. Web: <https://www.dormakaba.com/us-en/solutions/products/interior-glass-systems/demountable-interior-glass-wall-system/uniquin-demountable-interior-glass-wall-system-1211042>
       2. Components:
          1. Fixed Glass: Clamp style mounting. Three-piece track with snap on trim.
          2. Acoustic Panels: Aluminum framed foam filled panel to enhance acoustical performance.

Specifier: Retain the following for an added acoustics fabric covering. Covering can be individually printed and customized according to project needs. Contact dormakaba for additional guidance.

* + - * 1. Self-adhesive Polycarbonate Glazing Accessories: Glass to Glass Seams:

Inline bowtie

3-way abutment

90-degree butt glazed corners

* + - 1. Mounting Profiles: Single Glazed Demountable Partition:
         1. 1-13/16” high by 1-9/16” wide (46mm x 36mm) base profile accepting materials ranging from 3/8” to 17/32” (10mm to 13.5mm) thick.
         2. 1-13/16” high by 1-5/8” wide (46mm x 41mm) base profile accepting materials ranging from 9/16” to 23/32” (14mm to 18mm) thick.
         3. 2-3/16” high by 1-5/8” wide (55mm x 41mm) base profile accepting materials ranging from 5/8” to 3/4” (16mm to 19mm) thick.
      2. Finish:

## Standard Powder Coat: As selected from manufacturer's full range.

## Custom RAL Colors: As selected from manufacturer's full range.

## DOORS

## Single Acting Swing Door:

## Full height door and/or door with transom glass.

## Integrated door stop and three-part gasket seal.

## System accepts the following door types:

## Tempered Safety Glass Door: 3/8 inch to 3/4 inch (9.5mm - 19mm) thick.

## Laminated Safety Glass Door: 7/16 inch to 11/16 inch (11mm to 17.5mm) thick.

## Wood Door: 1-9/16 inch to 1-15/16 inch (40mm to 50mm) thick.

## Sliding Door:

## System accepts the following door types:

* + - * 1. Tempered Safety Glass Door: Thickness range 3/8 inch to 3/4 inch (9.5mm - 19mm).
        2. Laminated Safety Glass Door: 17/32 inch (13.49 mm) thick.

## Wood Door: 1-9/16 inch to 1-15/16 inch (40mm to 50mm) thick.

## Door sizes as indicated on drawings.

## Accessibility: Comply with applicable provisions in ADA-ABA Accessibility Guidelines for Building and Facilities, ICC A117.1 and requirements of authorities having jurisdiction.

* 1. DOOR HARDWARE

Specifier: Retain applicable door hardware components in "Door Hardware" Article. Show location of door hardware components on Drawings.

* + - * 1. General: Provide heavy-duty door hardware units in sizes, quantities, and types recommended by manufacturer for door type.

## Swing Door Hinges:

## All glass frameless doors: Manufacturer standard glass hinges included, frame mount offset up to 180-degree opening, angle patch fitting type

## Single Acting Swinging Door Hinges: Manufacturer standard hinge design accommodating glass thicknesses of 3/8 inch to 3/4 inch (9.5mm - 19mm); tempered or tempered laminated glass door. **(*New 2023 Standard 130 Hinge*)**

## Wood Swing Doors: TECTUS hinge TE 340 #D or BaSys hinge “DX 10003-D”

* + - * 1. (***wood door option only***) Concealed Door Closers: BHMA A156.4. Provide housings, arms, mounting plates, auxiliary stop, and accessories.

Basis of Design: **dormakaba, ITS96 Series**

Swing: Single or double acting as indicated on Drawings with sweep and latch valve adjustment.

Closer body to be mounted [in door] [in frame].

[Hold Open: Adjustable from 80 degrees to 120 degrees.]

Opening Force: Comply with interior door operating force of authorities having jurisdiction for [accessibility requirements] [and] [egress doors].

* + - * 1. Surface Door Closers: Provide housings, arms, mounting plates, auxiliary stop, and accessories.

Basis of Design: **dormakaba, TS97 Series.**

Adjustable with sweep and latch valve.

Closer body to be mounted on frame.

[Hold Open: Adjustable from 80 degrees to 120 degrees.]

Opening Force: Comply with interior door operating force of authorities having jurisdiction for [accessibility requirements] [and] [egress doors].

## Sliding Doors System:

## MUTO L80 Glass mount sliding system with DORMOTION cushioned soft close mechanism accepting 3/8 inch to 17/32 inch (9.5mm to 13.49 mm) tempered or tempered laminated glass door.

## Provide manufacturers standard wood door adapter to accommodate wood doors utilizing same mechanism and functions as provided with all glass door. Wood Door thickness: 1-9/16 inch – 1-15/16 inch (40mm to 50mm).

* + - * 1. Pulls and Handles:

Mounting style to be [Single-sided - SNG] [and] [Back-to-back – B2B] as specified.

Provide with manufacturer supplied fasteners for [Glass Door], [Metal Door], [and] [Wood Door] applications.

Provide finished mounting roses for single-side mount.

Provide pulls with proper number of support fixings to accommodate length of pull as recommended by the manufacturer.

Provide ladder type round pull handles with flat tops mounted in a vertical position with strait support fixings.

Basis of Design: **dormakaba, TG 9387 Ladder Pull**.

Material: stainless steel.

Bar diameter: [1 inch (25mm)] [1 ¼ inches (32mm)].

Bar center to center length: [12 inches (305mm)] [18 inches (457mm)] [36 inches (914mm)] [42 inches (1067mm)] [60 inches (1524mm)] [Custom Size as selected by Architect].

Pull to project off door [2-15/16 inches (75mm) for 1 inch diameter] [3-11/32 inches (85mm) for 1-1/4 inch diameter].

Provide strait type round pull handles with mitered corners/posts mounted in a vertical position.

Basis of Design: **dormakaba, TG 9335 Decorative Mitered Pull**.

Material: stainless steel.

Bar diameter: [1 inch (25mm)] [1 ¼ inches (32mm)].

Bar center to center length: [12 inches (305mm)] [18 inches (457mm)] [36 inches (914mm)] [42 inches (1067mm)] [51-3/16 inches (1300mm)] [Custom Size as selected by Architect – (1 inch (25mm) Maximum length of 39-3/8 inches (1000mm)/ 1-1/4 inches (32mm) Maximum length 51-3/16 inches (1300mm)].

Pull to project off door [2-15/16 inches (75mm) for 1 inch diameter] [3-11/32 inches (85mm) for 1-1/4 inch diameter].

Provide arched type flat pull handles with post fixings mounted in a vertical position.

Basis of Design: **dormakaba, TG 9830 Pull**.

Material: stainless steel.

Bar to be 19/32 inches (15mm) thick by 1-3/16 inches (30mm) wide.

Bar center to center length: 13-25/32 inches (350mm).

Pull to project off door 3-21/32 inches (93mm).

Provide semi-circle type pull handles mounted in a vertical position.

Basis of Design: **dormakaba, TG 9304 Pull**.

Material: [aluminum] [stainless steel].

Pull diameter: 1-3/16 inches (30mm).

Pull center to center length: [11-13/16 inches (300mm) – aluminum] [13-25/32 inches (350mm) – stainless steel].

Pull to project off door 3-11/32 inches (85mm).

Provide semi-circle type pull handles with spacer fixings mounted in a vertical position.

Basis of Design: **dormakaba, TG 9306 Pull**.

Material: stainless steel.

Pull diameter: [1-3/16 inches (30mm)] [1-9/16 inches (40mm)].

Pull center to center length: 13-3/4 inches (350mm).

Pull to project off door [3-11/32 inches (85mm) for 1-3/16 inch (30mm) diameter pulls] [3-15/16 inches (85mm) for 1-9/16 inch (40mm) pulls].

Provide tubular ladder type round pull handles with flat tops mounted in a vertical position with strait support fixings.

Basis of Design: **dormakaba, TG138 Non-Locking Ladder Pull**.

Material: stainless steel.

Bar diameter: 1-3/8 inches (35mm).

Bar center to center length: [49 inches (1245mm] [60 inches (1524mm)] [72 inches (1829mm)] [84 inches (2134mm)] [Custom Size as selected by Architect].

Pull to project off door 3-23/32 inches (94mm).

Provide ladder type round pull handles with flat tops mounted in a vertical position with strait support fixings and clamping disks.

Basis of Design: **dormakaba, MANET Ladder Pull**.

Base material: 304 stainless steel.

Bar diameter: 1 inch (25mm).

Bar length: [13-3/4 inches (350mm] [28-3/8 inches (720mm)] [48-13/16 inches (1240mm)] [69-1/4 inches (1760mm)].

Strait support fixings center to center measurement to be no greater than 20-1/2 inches (520mm).

Provide arced shape pull with matching fitting profile mounted in a vertical position.

Basis of Design: **dormakaba, ARCOS Handle Bar**.

Base material: stainless steel.

Bar center to center length: [13-3/4 inches (350mm] [29-1/2 inches (750mm)].

Provide strait type round pull handles with angled corners/posts mounted in a vertical position.

Basis of Design: **dormakaba, BEYOND Handle**.

Material: stainless steel.

Bar diameter: [1 inch (25mm)] [1 ¼ inches (32mm)].

Bar center to center length: [17 ¾ inches (450 mm)] [23 5/8 inches (600 mm)] [35 7/16 inches (900 mm)].

Provide strait type round pull handles mounted in a [vertical position on the pull side] [and] [horizontal position on the push side].

Basis of Design: **dormakaba, Economy Pull Handles**.

Material: [stainless steel] [aluminum].

Bar to be [solid] [tubular] construction.

Bar diameter: 1 inch (25mm).

Pull side bar center to center length: [10 inches (254 mm)] [12 inches (305 mm)].

Push side bar center to center length: 27-3/4 inches (705 mm).

Pull to project off door 2-1/2 inches (64mm).

Provide 90° offset type round pull handles mounted in a vertical position.

Basis of Design: **dormakaba, Economy Pull Handles**.

Material: [stainless steel] [aluminum].

Bar to be [solid (12 inches (305 mm) only)] [tubular] construction.

Bar diameter: 1 inch (25 mm).

Pull side bar center to center length to be [10 inches (254 mm)] [12 inches (305 mm)].

Push side bar center to center length to be 27-3/4 inches (705 mm).

Pull to project off door 2-1/2 inches (64mm).

Provide pull type as selected by Architect.

Basis of Design: **[INSERT DESIGN]**.

Material: **[INSERT MATERIAL]**.

Bar diameter: **[INSERT DIAMETER]**.

Bar center to center length: **[INSERT LENGTH]**.

* + - * 1. Mechanical Locks and Latches:

Provide tubular locking ladder type round pull handles with flat tops mounted in a vertical position with strait support fixings.

Basis of Design: **dormakaba, TG138 Locking Ladder Pull**.

Locking Ladder Pull to use Rim type cylinder.

Material: stainless steel.

Bar diameter: 1-3/8 inches (35mm)

Bar center to center length: [49 inches (1245mm] [60 inches (1524mm)] [72 inches (1829mm)] [84 inches (2134mm)] [Custom Size as selected by Architect].

Pull to project off door 3-23/32 inches (94mm) on the non-locking side and 4-23/32 inches (120mm) on locking/cylinder side.

Provide ***<< conventional; Large format interchangeable core (LFIC); Small format interchangeable core (SFIC)>>*** type cylinders, ***with <<five-pin; six-pin; seven-pin; or \_\_\_\_\_\_>>*** core in compliance with BHMA A156.5 at locations indicated.

Coordinate cylinder requirements as required for related sections.

Provide proper backplate to accommodate cylinders being provided.

* + - * 1. Single-Door and Active-Leaf Locksets:

Lock and Latch Housings: Patch mounting to glass panel door, with matching strike mounted in housing on adjacent glass panel.

Specifier: Retain all applicable paragraphs below.

Manufacturer’s standard patch dead-bolt locksets.

Mortise lock and housing:

Basis of Design: **dormakaba, CLM9000 Series** <insert function, lever, and cylinder information>.

Complying with [BHMA A156.13](https://global.ihs.com/doc_detail.cfm?rid=BSD&document_name=ANSI%20A156.13)Series 1000, Operational and Security Grade 1

Complying with ANSA A117.1 Accessibility Code

Fit ANSI A115.1 door preparation

Latchbolt Throw: 3/4 inch (19 mm), minimum.

Deadbolt Throw: 1 inch (25.4 mm), minimum.

Backset: 2-3/4 inch (70 mm).

Accommodate door thickness 1-3/4 inches to 2-1/4 inches.

Provide << electronic; conventional; Large format interchangeable core (LFIC); Small format interchangeable core (SFIC)>> type cylinders, with <<five-pin; six-pin; seven-pin; or \_\_\_\_\_\_>> core in compliance with BHMA A156.5 at locations indicated.

Coordinate cylinder requirements as required for related sections.

Provide premium PVD (physical vapor deposition) finishes for consistent durable finish.

Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box appropriate for mounting location and curved lip extending to protect frame in compliance with indicated requirements.

Specifier: Retain appropriate "Lock Cylinder" paragraphs below if locks are specified in another section. Delete entire section if cylinders are called out in individual lock sections.

* + - * 1. Lock Cylinders:

Provide << conventional; Large format interchangeable core (LFIC); Small format interchangeable core (SFIC)>> type [Mortise] [Rim] cylinders, with <<five-pin; six-pin; seven-pin; or \_\_\_\_\_\_>> core in compliance with BHMA A156.5 at locations indicated.

Coordinate cylinder requirements as required for related sections.

Lock Cylinders: As specified in Section 08 71 00 "Door Hardware."

* + - * 1. Drop Seals:

Provide drop seal automatic door bottom for glass pivot door.

Drop seal automatic door bottom for wood doors provided by door supplier.

## Accessories: provide as specified:

## Stops: Integral to door frame profile.

## Floor Stops: As selected from manufacturer's full range.

# PART 3 - EXECUTION

## EXAMINATION

* + 1. Examine substrate and materials for compliance with requirements for installation. Proceed with installation only after unsatisfactory conditions have been corrected. Unsatisfactory conditions are as follows but not limited to: unlevel floors, out of plumb walls and headers, inappropriate methods of construction applied and/or assembled, no blocking. Acceptable tolerance is within 1/8 inch (3mm) from square and true.
    2. Contractually responsible authority will document, rectify, and notify Architect of unsatisfactory substrate preparation performed by other trades/installers before proceeding.

## PREPARATION

* + 1. Clean surfaces thoroughly prior to installation.
    2. Prepare surfaces according to manufacturer recommendations or instructions for achieving the best result given the substrate materials under the project conditions.
    3. Protect staged products from damage until completion of project.
    4. Touch-up, repair or replace damaged products prior to Substantial Completion.

## INSTALLATION

* + 1. Install demountable partitions and accessory products in accordance with manufacturer's installation manuals, QR code on shipping boxes, online videos, approved submittals and where applicable, approved designs for performance-rated partitions.
       1. Install rigid, plumb, with horizontal lines leveled, neat in appearance, and free from defects.
       2. Install products in correct relationship to adjacent construction.
       3. Layout partition centerlines on walls, header and floor. Use manufacturer's centerline markers to ensure proper installation.
       4. Extend partitions from floor to finished ceiling except where otherwise indicated.
       5. Secure partitions to floor and ceiling using the appropriate fastening hardware specifically made for the substrate material found on site
       6. Use concealed fasteners except where otherwise shown in manufacturer's product data or required by project conditions.
       7. Use manufacturer’s recommended tools for on-site fabrication and cutting.
       8. Replace products damaged during installation. Do not attempt to repair products which cannot be successfully repaired.

## ADJUSTING

* + 1. Adjust doors and hardware to produce smooth operation and tight, uniform fit. Adjust door closers to required closing speed and force. Adjust latches and locks for smooth operation. Adjust glass with appropriate glazing blocks.
    2. Test and adjust hardware linked to access control system.

## CLEANING AND PROTECTION

* + 1. Clean demountable partitions as recommended by manufacturer.
    2. Protect installed products until completion of project. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION