

DIVISION 8 – DOORS, WINDOWS AND GLASS

Section 8A

ALUMINUM WINDOWS WITH SCREENS, GLASS AND
GLAZING, METAL CLAD INSULATED AND HOLLOW
METAL DOORS, ALUMINUM STORM SCREEN DOORS,
AND ALUMINUM SLIDING GLASS PATIO DOORS

PART I GENERAL

A-811 SCOPE:

- a. This Section shall include the furnishing and installation of: aluminum windows storm windows with screens, glass and glazing and metal insulated and non-insulated doors, and aluminum storm screen doors.
- b. It shall include the installation of all finishing hardware as called for under Division 8, Section 8F.

A-812 RELATED WORK:

- a. Division 8 – Finish Hardware

PART II PRODUCTS

A-821 MATERIALS:

- a. Aluminum Windows: Shall be IDEAL, ALENCO, PUBLIC SUPPLY COMPANY, or COLUMBIA C-500 series DH-R30 single hung. Units shall be complete with thermo-break frames, spiral balances, weather strips, finish hardware, and finish trim, and shall comply with AMMA 302.9-1977. The air infiltration rate shall not exceed 0.275 cubic feet/min./per foot of sash crack. Glass shall be 1/8" DSB, double pane; standard 1/2" clear sealed insulated thermocell.

NOTE: Finish to be bronze color. Window sash to be fitted with muntin strips between glass, as shown on Exterior Elevations.

- b. Insulated Steel Entry Door: Where the door schedule calls for "Insulated Steel" doors, furnish and install JIM WALTERS panel doors, patterned to match Exterior Elevations, or equal as manufactured by PEACHTREE DOORS, TARGET, OR Stanley. Door unit shall consist of 24 gauge galvanized steel on wood interior frame, 1/3/4" thick, with foamed in place polyurethane insulation, weather stripping and factory made jamb.

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All surfaces shall have a factory prime coat. Doors shall be flush, complete with adjustable threshold and integral metal-clad frames. Doors shall have a minimum R-value of R-13. The air infiltration rate shall not exceed 0.08 CRM per foot of crack at 25 mph wind.

- c. Self-storing aluminum storm door: COLUMBIA "Cobra" with sash as follows: 2 light, 1.1/4" thick, doors pre-hung from "Z" bar sub frame. Kick panel .062 thick. Sash unit 1/8" thick tempered glass in extruded aluminum frame, with aluminum screen, 16 x 18 mesh. Heavy-duty pneumatic door closer, 2 pair hinges, latch with exterior handle and interior locking mechanism. Zinc plated wind chain, adjustable door bottom with vinyl sweep, baked enamel finish. Color as selected. (Door manufactured by OLNEY DOOR CORPORATION, Olney, Texas, meeting or exceeding this specification, will be acceptable.)
- d. Overhead Door: Series 183 wood grain embossed steel door, 24 gauge steel, with perimeter and bottom weather seal, standard headroom, galvanized steel track, extension spring counter balance, with galvanized extension spring counter balance, with galvanized "Unilock" (key operated cylinder lock) 10 year warranty against rusting through of the door panels. As manufactured by the OVERHEAD DOOR CO.

PART III EXECUTION

A-831 INSTALLATION:

- a. Install doorframes plumb and true without springing and binding according to manufacturer's recommendations.
- b. Protection of aluminum: The installation of window frames and other aluminum shall include proper protection from mortar and other hazardous material. Use masking tape or as otherwise directed.
- c. Sealant to be installed where door frame construction to make installation weatherproof.

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Section 8D WOOD DOORS

PART I GENERAL

D-811 SCOPE:

- a. Furnish labor, materials and equipment to install all wood doors shown on drawings and/or specified herein.

D-812 RELATED WORK IN OTHER DIVISIONS:

- a. Division 8 – Metal-Clad Doors
- b. Division 8 – Finish Hardware
- c. Division 8 – Hollow Metal Doors
- d. Division 8 – Weather Strips
- e. Division 8 – Metal windows

PART II PRODUCTS

D-821 MATERIALS:

- a. Hardware: All exterior doors shall have metal thresholds and weather-strips as called for under Division 8, Section 8F.
- b. Pre-hung Doors: The Contractor may, if he chooses, deliver wood doors to the job pre-hung and complete with frames and casings.
- c. Material for frames, stops, casings, etc., shall comply with the requirement of Division 6, Section 6B and as called for herein. Finish hardware shall comply with Division 8, Section 8F.
- d. Interior Wood Doors: Shall be hollow core, of size and type shown on plans and schedule, and shall be flush doors, 1/3/8" thick, Luan Mahogany, finished per paint schedule to match interior wood trim. Use Type II waterproof adhesive.

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- e. **Hollow Core Construction:** Shall be standard grade with 1" minimum width solid wood stile and 2.1/4" solid wood rail. Core shall be at least honeycomb expanded craft fiber. Each face shall be 3-ply wood veneer. Lock block shall be at least 3.5/8" from door edge.
- f. **Exterior Grade Doors:** Shall be 1.3/4" metal clad insulated at entries and at garage into living unit. Refer to Section 8A.

PART III EXECUTION

D-831 **INSTALLATION:**

- a. **Fitting Doors:** All wood doors to be finished to match interior wood trims. Before staining and sealing door, cut door bottom to clear finish flooring plus 1" for return air for interior doors. Doors shall be hung square, true and level. Contractor shall assume complete responsibility for any warp, which may occur in doors. (Note: Mechanical Closet Doors shall not be undercut.)

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Section 8F FINISH HARDWARE

PART I GENERAL

F-811 SCOPE

- a. Furnish and install all hardware necessary for completion of all work covered by drawings and specifications.

F-812 RELATED WORK IN OTHER DIVISIONS:

- a. Division 6 – Finish Carpentry and Millwork
- b. Division 8 – Windows and Screens
- c. Division 8 – Wood Doors
- d. Hardware for Factory Assembled Cabinets

F-813 KEYING:

- a. Each living unit shall have all locking doors keyed alike. Locksets and cylinder dead locks shall be furnished with six keys for each unit. IFA shall be furnished with four master keys at final phase closing.

PART II PRODUCTS

F-821 MATERIALS:

- a. Finish: All exposed trim shall be antique brass.
- b. Locks: All locks and latch sets shall conform to Federal Specification FFE-106C/GEN. Locks and trim shall be of the series, types, grades and functions described in ANSI 156.5 and 156.12 and as shown on Hardware Schedule.

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PART III EXECUTION

F-831 **HARDWARE SCHEDULE:**

- a. Locksets: All exterior doors shall have grade II locksets with grade II deadbolts manufactured by WEISER, SCHLAGE, RUSSWIN, CORBIN or FALCON. Substitutions for other hardware listed below as approved by IHA.

- b. **ALL EXTERIOR DOORS TO DWELLING UNITS**

Each Door Shall Have: 36" doors or specified by plans

1 – Lockset w/dead bolt	DA5171-B (BELL)	WEISER
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1 – Stop—Save-A-Wall Model M-10	CASEY ENTERPRISES
1 – Threshold	(By Door Mfg.)
1 – Set Weather-strip	(By Door Mfg.)

- c. **DOORS TO BATHROOMS & MASTER BEDROOM**

Each Door Shall Have: 36" doors or specified by plans

1 - PR. Butts	3.1/2x3.1/2	STANLEY
1 - Privacy Lock	CR300 (Bell)	WEISER
1 - Stop—Save-A-Wall	Model M-10	CASEY ENTERPRISES

- d. **ALL DOUBLE DOORS (Where Required)**

Each Door Shall Have:

1 - Pr. Butts	3.1/2x3.1/2	STANLEY
2 – Dummy Knobs	(Matching)	WEISER
2 – Ball Catches	#37 (mount in heads)	IVES

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e. ALL OTHER DOORS

Each Door Shall Have:

1 - PR. Butts	3.1/2x3.1/2LA	STANLEY
1 - passage	CR100 (Bell)	WEISER
*1 - Stop	7092	STANLEY

f. CLOSET EQUIPMENT

All hanger rods shall be 3/4" galvanized pipe. Rods over 4'-0" and all hanger rods not extending full width of closet shall have:

Shelf and Rod	7046	STANLEY
Hanger Bracket		

(Install at center of long rod and shelf, and at end of rod and shelf not supported by wall.)

g. DOOR VIEWER

Front Entrance Door: NATIONAL MANUFACTURING "Eagle Eye", wide angle, model V-805.

(Mount 5'-0" above finish floor to center of view glass.)

h. ELECTRIC CHIMES:

1. Front Entrance Door Lighted Push Button: NUTONE, Model PB-16L.
2. Hallway Chimes: NUTONE, Model LB-14.
3. Attic Transformer: NUTONE, Model 101-N.

DIVISION 9 - FINISHES

Section 9A - GYPSUM DRYWALL

PART I GENERAL

A-911 SCOPE:

- a. Furnish all labor and material to install all drywall work shown on plans and described herein. Material stored on the job shall be neatly stacked in a dry place.
- b. As work progresses, waste material shall be removed from the job site, keeping the building and site cleared and orderly. Work in harmony with other trades that need to install bucks, supports, hangers, doors, windows and insulation.
- c. Do not apply wallboard until all in-wall plumbing, electrical and mechanical lines and devices are installed, inspected and approved. Do all cutting of wallboard for Plumber and Electrician.
- d. Special care shall be taken to "cut to fit" electrical boxes and plumbing pipes.

A-912 RELATED WORK:

- a. Division 6 - Finish Carpentry and Millwork.
- b. Division 9 - Painting.

PART II PRODUCTS

A-921 MATERIALS:

- a. Gypsum Wall Board: Shall be 1/2" thick for all walls except wall between living unit and garage, which shall be 5/8" fire-rated. Gypsum board ceilings shall be 5/8". Moisture resistant wallboard shall be same as above and installed on all bathroom and laundry room walls and ceilings, as scheduled.
- b. Drywall Accessories: Shall be galvanized steel and shall include Standard Corner Bead 1"x1.1/4".
- c. Tape and Bedding: Material shall be equal to U.S.G. Perf-A-Tape.

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- d. Textured Finish: Shall be equal to U.S.G. Textone.
- e. Wood Framing: Check the spacing and alignment of wood framing members before installation. Carpenter shall correct members found out of line. The installation of any wallboard shall be considered in acceptance of framing system.

PART III EXECUTION

A-931 INSTALLATION:

- a. Gypsum Board Application: Gypboard is installed over wood studs. Apply sheets to the studs and follow the printed instruction of manufacturer. Apply perpendicular to framing.
- b. Boards shall extend to within ¼" of the floor, but shall not touch the floor, and to plate as shown.
- c. Gypsum board shall be nailed to the studs with 1.1/4" GWB-54, ¼" head nail, spaced 8" o.c. on edges and 12" o.c. in field for ½" gyp, use 1.3/8" for 5/8" gyp.
- d. Where fiberglass tub or fiberglass shower is on an exterior wall, insulate and install polyfilm as specified elsewhere. Then install moisture resistance gypboard wall on exterior wall before tub is installed. After tub or shower is installed, apply second layer of moisture resistant gypboard to cover edge tabs.

A-932 JOINT TREATMENT AND TEXTURES FINISH:

- a. All joints in gypsum board shall be bedded and taped and all exposed surfaces finished in a texture. Install Perf-A-Tape in accordance with directions of manufacturer, taping all joints in gypboard including vertical, horizontal and inside corners. All outside corners shall have standard metal corner.
- b. This portion of the work shall be done by skilled mechanics. All joints must be brought to a true and uniform surface. The amount of joint work required will depend upon the framing and erection of gypboard.
- c. Use a steel trowel and extend mud as much as 12" from joint to provide a smooth uniform surface. The joint system shall be inspected under good light and approved before any texture is applied.

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- d. Surfaces to receive texture shall have one heavy coat of texture applied to surface, finishing in a light stipple. Texture may be roller applied or blown on.
- e. Clean drywall and adjoining surfaces including the edges of casings, doors, floors, etc. and repair any damage from such cause.

DIVISION 9 - FINISHES

Section 9B PAINTING

PART I GENERAL

B-911 SCOPE:

- a. The painter shall furnish all labor, materials, scaffolding, tools, etc., required for painting and wall covering described herein. He shall work in harmony with other trades and protect their work from damage.
- b. A minimum temperature of 50 degrees F. shall be maintained where painting is being done or is drying. The General Contractor shall guarantee all painting as called for in General Requirements.
- c. Joint Finish and Texture: Sheetrock joint finishing and texture is called for under Division 9A. This Sub-Contractor shall state in his proposal to General Contractor if joint finishing is included or excluded.

B-912 RELATED WORK:

- a. Division 6 – Finish Carpentry and Millwork.

B-913 PROTECTION AND CLEANING:

- a. Protect all floors, walls and other surfaces from paint damage. From time to time as the work progresses, the Painter shall remove all rubbish and accumulation resulting from this work.
- b. Upon completion, he shall remove all paint and stains from glass and other surfaces not intended to receive paint.

PART II PRODUCTS

B-921 MATERIALS:

- a. Acceptable manufacturers are DEVOE, PITTSBURG or GLIDDENS. Substitutes must have the approval of the Housing Authority and the HUD Area Office for each and every item changed.
- b. Before starting work the painter shall submit to the Housing Authority a complete list of the materials he intends to use and no material shall be delivered to the premises until such list has been approved.

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- c. Paints shall be mixed and applied according to manufacturer's directions, using only such thinners as recommended. Materials shall be delivered in their original containers with labels intact and seals unbroken.

PART III EXECUTION

B-931 STORAGE AND HANDLING:

- a. A space will be designated for the storage and mixing of paint, materials and tools. This space shall be adequately protected from damage to floors, walls, etc.
- b. Paints shall be kept covered at all times. Take such precautions as needed to prevent fires.

B-932 PREPARATION OF SURFACE:

- a. Surfaces shall be free from moisture, and properly prepared to receive finish. Sand between coats and remove all dust, dirt or foreign matter.
- b. Woodwork shall be cleaned and dusted before painting. Nails in woodwork shall be set by the Carpenter. Wood surfaces shall be sanded smooth before priming.
- c. Woodwork, including cracks and nail holes, shall be filled after the first coat with spackling putty. Putty shall be tinted to suit the particular surface.
- d. Note: Items previously specified as pre-finished in Division 6 of this specification are not included herein.

B-933 WORKMANSHIP IN GENERAL:

- a. Work shall be done by skilled mechanics in a workmanlike manner. Paint shall be of proper consistency and left free of brush marks, sags, or other defects.
- b. Method of Application: Paint shall be applied with a roller or airless sprayer. All woodwork, metal and trim shall be brush painted, except as noted for pre-finished woodwork.

B-934 COLOR SELECTIONS:

- a. Contractor shall provide 4 color selections, submitted to Housing Authority, on each of the following items:

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1. Exterior Colors: Brick, Roof Shingles.
2. Interior Colors: Floor Tile, (Carpet, if required), Wall/Ceiling Paint, Transparent Stain and Plastic Laminate Counter-tops.

B-935 PAINTED FINISHES: *ALL INTERIOR IS PRE-FINISHED*

- a. The following list covers the type of material and the number of coats required.
- b. Interior & Exterior Work (Paint Finish):
 1. Materials: All materials to be type recommended by manufacturer for use intended.
 2. Application: Apply all finishes smoothly, without runs or sagging of material. Do not paint in extremely cold weather, frost, or extremely damp weather. Do not paint in dusty areas. Make undercoat slightly different tint from finish coat.
 3. Protect floors, equipment and other work from damage during painting operation.
 4. Coordinate texture pattern and method of application with Housing Authority. Paint and stain colors as selected by Housing Authority.
 5. Mil thickness for interior and exterior painting to be as follows:

Preparation Coat	1.5 Mils
Finish Coats	3.0 Mils
Total Average Thickness	4.5 Mils

- c. Painting Schedule:
 1. Galvanized Metal – Exterior:
 - 1st Coat: Galvanized iron primer.
 - 2nd Coat: Exterior alkyd gloss enamel.
 - 3rd Coat: Exterior alkyd gloss enamel.
 2. Non-Galvanized Metal – Exterior:
 - 1st Coat: Metal primer, shop coat
 - 2nd Coat: Metal primer, field applied
 - 3rd Coat: Exterior alkyd gloss enamel.

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3. Interior Wood (Except Pre-Finished Cabinets):
 - Stain: Alkyd Transparent Stain, brushed on and wiped off
 - Sanding Sealer: Lightly Sanded & Wiped Clean
 - Finish: Minimum 2 coats polyurethane or equivalent lacquer finish, to smooth, glossy finish.
 4. Gypsum board – General Areas:
 - 1st Coat: Texture (As Selected by IHA)
 - 2nd Coat: Interior latex flat wall paint
 - 3rd Coat: Interior latex semi-gloss enamel.
 5. Gypboard – Kitchens and Utility/Laundry Areas:
 - 1st Coat: Texture (smooth)
 - 2nd Coat: Latex flat enamel (Egg-Shell)
 - 3rd Coat: Latex semi-gloss enamel.
 6. Gypboard – Full baths, 3/4baths and ½ baths
 - 1st Coat: Texture (smooth)
 - 2nd Coat: Epoxy enamel
 - 3rd Coat: Epoxy enamel.
 7. Gypsum board – Ceilings:
 - Blown Acoustical throughout (Garage Included)
 8. Exterior Wood:
 - Two Coats: Exterior Alkyd Opaque Stain on all exposed wood surfaces.
 9. Wood Cabinets: Shall be pre-finished to match interior doors and trims, as selected by IHA. Refer to specifications, Section 6B, under B-621 Materials.
 10. Vinyl covered exterior wood: As specified in Section 7H of these specifications.
- d. On completion of painting operation, examine all painted surfaces and touch up any areas necessary.

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- e. Use only paints with flame spread rating of 25 or less. Do all painting to a complete hide of underlying surfaces. Finish coats should be the minimum mil thickness specified in B-935 upon completion.
- f. The bathroom walls shall be painted with epoxy paint as scheduled above.
- g. Interior finish coat shall provide a washable finish. The finish of walls in kitchens, bathrooms and laundries shall be smooth and be resistant to damage from grease, water, detergents and normal household chemicals.

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Section 9C RESILIENT FLOORING

PART I GENERAL

C-911 SCOPE:

- a. This contract includes all labor and material required for the installation of vinyl-composition tile flooring as called for on Finish Schedule and as specified hereinafter.

C-912 SUBMITTAL:

- a. The Contractor shall submit samples of floor covering to the Housing Authority for approval and color selection.

PART II PRODUCTS

C-921 MATERIALS:

- a. The Housing Authority shall approve all colors. The materials hereinafter mentioned are intended to specify a quality of material.
- b. The location of floor covering is designated on the Finish Schedule.
- c. Vinyl composition tile flooring to be KENTILE, FLINTKOTE, GAF, ARMSTRONG or AZROCK, 12" x 12" x 3/32" thick "Thru-chip" pastels as selected in marbled patten.

PART III EXECUTION

C-931 INSTALLATION:

- a. Floor covering shall not be undertaken until after completion of all other work except movable or detachable equipment. Inspect concrete floors to see that all surfaces are smooth, even and clean before installation. Toiled shall sit on top of floor covering.
- b. Underlayment shall consist of one part liquid latex and one part dry powder applied according to manufacturer's specifications. Clean floors free of dust, dirt and grease before laying floor.
- c. Any floor too rough for direct application shall be machine sanded, or as otherwise directed for the removal or irregularities. Cracks and depressions shall be filled "CREST latex underlayment."

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- d. Lay-in full bed of adhesive, with all joints straight and tight. Tile shall be laid symmetrically about center of rooms with not less than one-half width of tile at walls.
- e. Where there is no metal threshold and where covering does not extend into adjoining room, provide 2" vinyl edging strip under doors and openings. Heat twenty-four (24) hours before laying floor and continue to heat.
- f. Cleaning: Remove surplus material from floors and adjoining surfaces. When building is otherwise complete, clean surfaces of any foreign matter and buff.
- g. Specifications for Carpet:

100% High Performance, 100% Polyester or filament nylon, FHA APPROVED. Meets or exceeds minimum standards set by bulletin #UM 44D. 10 year limited warranty, 5-year stain warranty that provides stain protection against household food and beverage stains. Tested and approved in accordance with carpet and rug institute of indoor air quality testing and labeling program, or equal comparable. Pat will be 6# ½ with fiber mesh backing.

DIVISION 10 - SPECIALTIES

Section 10A SPECIALTIES

PART I GENERAL

A-1011 SCOPE:

- a. Furnish and install the following miscellaneous specialties as shown or called for on the drawings and as herein specified. Coordinate work of this section with work called for on the drawings and work called for in other section of the specifications.

- b. The work to be performed includes the furnishing and/or installation of the following principal items and materials:
 - 1. Medicine Cabinets
 - 2. Toilet and Bathroom Accessories

The above general outline of "work included" shall not in any way limit the responsibility to perform all work and furnish all materials required by the specifications and drawings.

PART II PRODUCTS

A-1021 MATERIALS:

- a. Medicine Cabinets: As manufactured by MIAMI-CAREY, MCKINNEY-PARKER or equal, shall be metal, 16 x 22, recessed with framed glass mirror and two shelves. One (1) above each lavatory.

- b. Toilet and Bathroom Accessories: All toilet accessories to be anchored in solid blocking. As manufactured by MCKINNEY-PARKER or equal, each full or ¾ bath in dwelling unit bathrooms shall have the following:
 - 1. Two (2) towel bars, one 24" @ lavatory and one 24" @ tub/shower, chrome finish.
 - 2. One (1) toilet paper holder, chrome finish, recessed.
 - 3. One (1) soap dish, chrome finish, @ lavatory. May be integral with lavatory.
 - 4. One (1) shower rod, chrome plated with screw attached flanges, (omit shower rod @ ¾ and /or ½ bath shower with glass door).

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Each half bath shall have the following:

1. One (1) 24" towel bar @ lavatory, chrome finish (or two 18" as shown on drawings.)
2. One (1) toilet paper holder, chrome finish, recessed.
3. One (1) soap dish, chrome finish. May be integral with lavatory.