DESIGN STANDARDS FOR: HARDWARE FOR BUILDINGS

NOTE TO THE CONSULTANT: See Standard Specification Section 08 71 00 - Building Hardware. Specify currently available products (models) only.

PART 1 – GENERAL

1.01 General Requirements

A. Lever type door handles shall be used unless noted otherwise.

B. Mortise locks are acceptable.

C. All door closers shall be parallel arm mounted on the door with top mount bracket on the header whenever possible.

D. Door coordinators are not recommended.

E. Cylindrical deadbolts are preferred over mortise, wherever appropriate.

1.02 Room Specific Requirements.

A. Multi-purpose Rooms, Gym and Classrooms – Exit devices, mortise locks and cylindrical locksets in these rooms shall be "classroom function", i. e. lockset is set to 'locked' or 'unlocked' mode with a key, and remains in that mode until it is changed with a key. Exit devices can have a plain handle with a dog (hex or key operated) on the device if fire code allows.

B. Offices – Offices shall have either a cylindrical lockset or mortise lockset. The function shall equal the Best cylindrical lockset 93K7AB function (entrance function) or equal the Best 35H7E (office function), i. e. lock can be unlocked with a key, then set with a push button to either locked or unlocked mode.

C. Storerooms, Custodial Closets and Mechanical Rooms: Provide either cylindrical locksets or mortise locksets. Custodial Closet locks and Mechanical Room locks shall be "storeroom function", i. e. always locked", equal to the Best 93K7D or 35H7EW. Most Storage Rooms can also be locked like Custodial Closet. Exception – in some situations a deadbolt may be preferred due to its no-handle profile, such as in the Gym Storage Room. Parks recommends the tubular deadbolt. These shall be 'K' function, i. e. have a turn knob on the back side that can lock/unlock the lock.

D. Kitchens: Kitchens can have either a deadbolt with push-pull plates or a handle lockset (cylindrical or mortise). If a deadbolt is provided, then use the Best 83T7K. If a lockset is specified then a "classroom function" just like the other classroom functions shall be used.

E. Restrooms: Interior and Exterior Restrooms (except Family Changing/ADA Unisex) shall have a tubular deadbolt (Best 83T7S function) with a push plate on the outside and a pull plate on the inside (the "S" or "school function" function allows the lock to be unlocked from the inside, but not locked. This permits people to get out in case they get locked inside, but can't lock it and take up privacy). Family Changing/ADA Unisex Interior Restroom shall have a Best 93K7T cylindrical "dormitory function" lockset. This allows the staff to open or close a restroom, provides access to a locked room in case of an emergency, and when in 'open' mode, allows the user to lock the door with a push button that automatically unlocks when the user leaves.

F. Access Hatches: All overhead access shall have pneumatic closing devises on the lower side if the hatch that prevents the hatch from dropping down on the person going through the access hole. The device shall also be able to hold the hatch in the open position.

PART 2 – PRODUCTS

2.01 Locks

A. All cores shall be from "Best Access Systems, 18401 East Valley Highway, Park 184, Bldg. 2, Renton, Washington, 98032, Ph. 425-251-6001. No substitutions shall be accepted.

B. Cylindrical (heavy duty) locks shall be used.

C. All keyed cylinders shall match the Department of Parks and Recreation Standard (Figure 8 Cores).

D. All locks shall be keyed into the established master key system for the Department of Parks and Recreation, City of Seattle.

E. The Owner, in conjunction with the Best Access System's representative, shall determine keying arrangement.

F. All cores shall be "Figure 8" design for control key feature.

G. Cabinets and desk drawers shall have Best (Figure 8) 5L Series latch bolts or deadbolts, rim mounted locks or Best 1E7E4 slabbed cabinet mortise cylinders can be used. If 1E series are used, route the holes for them so the hole has flat sides to match the cylinders.

H. For low security installations (removable bollards, etc.) do not use "Best" locks. Use of 'Master' type padlocks is recommended.

2.02 Butts: For 'high use' interior and exterior doors, use Stanley FBB 199 hinges. For out swinging Entry or Exit doors use NRP hinges.

2.03 Locksets:

A. Cylindrical Locksets – Best 93 Series only. No substitutions.

B. Mortise Locksets – Best 'H' Series or Corbin-Russwin.

2.04 Tubular Deadbolts: Best 83 Series only. No substitutions.

2.05 Mortise Deadbolts (if accepted): Best or Corbin-Russwin.

2.06 Latches: Best or Corbin-Russwin.

2.07 Exit Devices:

A. Use Von Duprin 98/99 Series.

B. Low Traffic Doors (i. e. back door to Garbage area etc.) – Von Duprin 22 Series or Corbin-Russwin ED 8000.

C. Rim type devices are preferred. In double door situations two rim devices with a removable center mullion (with key activated locking device) is preferred. If center mullion is not desired, surface mounted vertical rods are preferred. Internal vertical rods are acceptable but not preferred. If used they shall be Von Duprin. For interior rooms (where required/provided for fire code) match trim device function to type of room. For exterior doors, a pull trim with no working parts is desired. Device shall be able to be dogged down (with a hex key or a keyed cylinder) from inside.

D. On Storefront or Entrance Systems use Von Duprin or approved device.

2.08 Door Closers:

A. Use LCN 4041 or approved.

B. Low Traffic Areas – Corbin-Russwin 2400 Series or approved.

C. Use surface mounted closers only (floor closers are not acceptable).

D. Parallel arm mounting is preferred.

2.09 Hold Opens:

A. Gym and Multi-purpose Rooms – Budget/code permitting electromagnetic hold opens that are wired into the fire alarm system are recommended.

B. Hold open (arm) feature, where desired by staff and permitted by code is acceptable.

2.10 Door Stops: Provide floor mounted (or wall mounted) bumper/hook combinations. Provide solid blocking behind the wall for all wall mounted door stops.

2.11 Push-Pull and Kick Plates: Shall be stainless steel. Finish shall be US-26 D or 33. Interior can be 26D, except in wet areas like bathrooms and kitchens. Anything exposed to the weather shall be stainless steel. In special environments (Aquariums, Swimming Pools, etc.) aluminum or plastic plates may be used.

2.12 Thresholds/Weatherstripping: "Pemko".

2.13 Miscellaneous Harware: "Builders Brass.

2.14 Knox Box: All occupied buildings shall have a Department approved Knox Box installed by main front door. Contractor shall provide the cover for the box. Fire Department will install the cover after the completion of the building.

PART 3 – EXECUTION

3.01 On small jobs such as Comfort Stations, 5 -6 temporary construction cores (ten max.) shall be supplied by the Parks Department at no charge. On large jobs such as Community Centers or large additions/remodels the contractor shall supply his own construction cores for the duration of the project. In this case the contractor shall supply Katie Mitchell of Carpenter Shop of the Parks Department (386-1960) with a core key for the construction cores as the project draws to close. The key will be returned to the contractor once the core change is completed. Return of the blue cores and the permanent keying is the responsibility of the Owner.

3.02 Any 1E Series Cam lock shall be installed such that the cylinder will not rotate in its hole, that is, the hole will be the same shape as the cylinder.

END OF SECTION