

DIVISION 8 DOORS AND WINDOWS

08710 HARDWARE

Part 1 – General

1.1 WORK

- A. Provide and install all hardware as indicated on the **Scope** and as specified herein.
- B. See [Section 11020 Security Items](#) for information on window pins and basement window bars.

1.2 QUALITY STANDARDS

- A. Provide experienced, well trained workers competent to complete the work as specified.
- B. Unless approved by the **Inspector**, provide all related products and accessories from one manufacturer.

1.3 SUBMITTALS

- A. Provide manufacturer's data required to prove compliance with these specifications.
 - Do not start work until **Owner** has approved and signed color/finish selections in writing on the Owner's Selection Sheet (Appendix A).
 - Provide a copy of the **Owner's** written color/finish selections to **Agency**.
- B. Provide **Owner** with at least two (2) keys for each lockset or deadbolt installed.
 - Submit manufacturer's installation instructions and warranty.

1.4 MATERIALS HANDLING

- A. Provide all materials required to complete the work listed on the **Scope** and specified herein.
 - Deliver and transport materials to avoid damage to the product or to any other work.
 - Return any products or materials delivered in a damaged or unsatisfactory condition.
 - Materials and products must be delivered in new unopened containers with manufacturer's identification markings.
- B. Store materials safely to avoid damage, protected from moisture.

PART 2 – MATERIALS AND PRODUCTS

2.1 HARDWARE

- A. Provide hardware as listed in the **Scope**.
 - Provide hardware with unblemished finishes.
 - Match up hardware pieces (as closely as possible) in type, finish and color when they are used together or in close proximity.
 - Provide all fastenings and auxiliary devices necessary to complete the work.
- B. Door hardware shall be "builders grade", standard readily available varieties manufactured by recognized manufacturers.
 - Entry door locksets and deadbolts serving an individual unit shall be keyed alike.
 - Deadbolts shall be operable (unlockable) without a key from the inside of the dwelling unit.
 - Common entry doors serving more than one unit shall have only one locking/latch device that is operable with one movement. Do not install door chains, deadbolts, etc. on common entry doors.
 - Interior common swinging doors shall have a standard passage set.
 - Doors to bathrooms shall have a passage set with privacy lock.
 - Door hinges shall be of sufficient size and quantity to support the door and allow for proper door operation.
 - A doorstop shall be installed where necessary to protect the door and surrounding surfaces and projections from damage.
- C. Provide miscellaneous hardware as listed on the **Scope** and as specified herein:
 - Provide handrail mounting brackets in sufficient size and quantity to adequately support the handrail and the loads imposed on it.

- Provide window locking devices capable of securely locking both window sashes in a closed position. Window locking devices shall also comply with [Section 11020 Security Items](#) and [Section 08610 Standard Window Treatment](#).
- Doorstops, bumpers, etc. shall be manufactured for that use and installed according to manufacturer's instructions.
- Provide all other required hardware for proper installation of pocket doors, bi-fold doors, slide-by doors, accordion doors, etc.

PART 3 – INSTALLATION

3.1 PRECONSTRUCTION AND PREPARATION

- Examine and verify that job conditions are satisfactory for speedy and acceptable work.
- Temporarily remove or cover exposed hardware when painting or cleaning adjacent materials.

3.2 INSTALLATION GENERAL

- Attach all hardware:
 - Securely.
 - With fasteners made specifically for that hardware.
 - With fasteners suited to door or door frame materials and construction.
 - Without damage to hardware or fasteners.
- Match hardware:
 - Match in type, size, and finish, all sets of fastenings, such as screws on hinge butts.
 - Match all required screws to all screw-attached hardware, such as hinges.
 - Install screws flush, straight, and complete in number.
 - Install screws tight without damaging screw slots.

3.3 INSTALLATION – BUTTS AND HINGES

- Install door hinges so that:
 - Mortise-type hinges are flush.
 - Mortise edge distances on door are correct.
 - Top and bottom hinge heights are correct.
 - Space intermediate hinges equidistant from others.
 - Completely set pins in butts.
 - Where butt hinges will swing 180 degrees, use hinges with adequate throw to clear the door trim.
- Install all door hardware such that doors will operate:
 - Easily, without binding.
 - Quietly.
 - With secure fit at latches.
 - With tight fit at frames.

3.4 INSTALLATION – LOCKSETS, DEADBOLTS, AND LATCHES

- Install locksets, deadbolts, and latches per manufacturer's instructions:
 - Jig, bore or pre-drill as required.
 - Mortise for strike allows latchbolt to project fully.
 - Install deadbolt security strike plate below finished strike plate.
 - Install finished latchbolt hole cover for finished appearance.
 - Install cylinder cores with tumblers set upward.
 - Verify that all locksets and latches operate smoothly without effort.

3.5 INSTALLATION – DOOR CLOSERS

- Install closers per manufacturer's instructions:
 - For wood doors, metal doors, and storm doors.
 - Install closer fasteners straight, true, and undamaged.

- B. After adjustment, verify that door closers operate:
- Smoothly at correct speed.
 - Without noise.
 - Firmly to close and latch doors.
 - Verify that door arms of closers are straight out when doors are closed.

3.6 INSTALLATION – PLATES, DOOR STOPS, AND HOLDERS

- A. Install door stops as per manufacturer's instructions:
- Secure firmly to solid blocking or backing.
 - Allow proper door opening clearance.
 - Install doorstops of correct type and in correct position to fully protect adjacent surfaces, trim, hardware, and furnishings.
- B. Install push, pull, and kickplates according to door manufacturer's instructions:
- At correct heights from finished floor.
 - Within correct edge distances.
 - On correct sides of doors.
 - Firmly attached with fasteners suited to door construction.

3.7 INSTALLATION – MISCELLANEOUS HARDWARE AND ACCESSORIES

- A. Install hanging, folding, bifold, slide-by and accordion door hardware per manufacturer's instructions:
- Install level.
 - Matched to weight of door panels.
 - Tightly secured into supportive framing.
 - Clear of obstructions.
 - Smooth and level glide.
 - Easy opening.
 - Secure closure of doors into latches.
- B. Install weatherstripping as per manufacturer's instructions:
- Install weatherstripping after setting, adjusting, checking, and finishing doors.
 - Fasten securely.
 - Set to not scrape finished flooring.
 - Set to not interfere with door operation.

3.8 INSPECTION, REPAIR, AND TOUCH-UP

- A. After installation clean and inspect all hardware for proper operation.
- Repair or replace any damaged or defective hardware.
 - Make all repairs undetectable.
 - Protect hardware from paint or other finishes.

END OF SECTION – 08710 HARDWARE