**SPECIFICATIONS - SECTION 10 22 26 OPERABLE PARTITIONS**

**Part 1 – General**

**1.1 Description**

A. General:

1. Furnish and install operable partitions and suspension system. Provide all labor, materials, tools, equipment, and services for operable walls in accordance with provisions of contract documents.

**1.2 Related work by others**

A. Preparation of opening will be by General Contractor. Any deviation of site conditions contrary to approved shop drawings must be called to the attention of the architect.

B. All header, blocking, support structures, jambs, track enclosures, surrounding insulation, and sound baffles as required in 1.4 Quality Assurance.

C. Pre-punching of support structure in accordance with approved shop drawings.

D. Paint or otherwise finishing all trim and other materials adjoining head and jamb of operable partitions.

**1.3 Submittals**

A. Complete shop drawings are to be provided prior to fabrication indicating construction and installation details. Shop drawings must be submitted within 60 days after receipt of signed contract.

**1.4 Quality Assurance**

A. Installation shall be performed by an installer certified by the manufacturer.

B. Preparation of the opening shall conform to the criteria set forth by ASTM E557 Standard Practice for Architectural Application and Installation of Operable Partitions.

C. The partition STC (Sound Transmission Classification) shall be achieved per the standard test method ASTM E90-99 and E413-87. Test run under ASTM procedures prior to E90-99 shall not be permitted. All tests must be from an independent, currently operating, NVLAP-accredited laboratory available to verify results.

**1.5 Product delivery, storage, and handling**

A. Proper storage of partitions before installation, and continued protection during and after installation will be the responsibility of the General Contractor.

**1.6 Warranty**

A. Partition panels, except glass, shall be guaranteed for a period of two years with all mechanical parts including track and carriers guaranteed for a period of five years. This guarantee is against defects in material or workmanship of manufacturer’s product, excluding abuse.

**Part 2 – Products**

**2.1 Manufacturers**

A. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Moderco Inc.

**2.2 Operation**

A. Crystal 241 manually operated, top supported individual glass panels.

B. Initial seal (select one):

 1. Bulb seal.

2. Fixed wall jamb. (Optional)

C. Final closure (select one):

 1. Telescopic closure panel equipped with a telescopic jamb mounted to steel pantographs and pneumatic cylinders. Jamb extended and retracted using built-in grips.

2. Telescopic closure panel equipped with a telescopic jamb mounted to a rack and pinion mechanism and extended with a lever handle. (Optional)

3. ADA-compliant pivot door. (Optional)

a. Same construction and face finish as partition panels.

b. Standard hardware:

 (i). Flush pulls and roller latch.

 c. Optional hardware (select one):

 (i). Panic bar with non-lockable lever.

(ii). Panic bar with lockable lever.

(iii). Deadbolt lock.

**2.2 Panel construction**

A. Nominal 4" [102mm] thick panels, up to 48 1/2" [1230mm] width. Framing members to be steel-reinforced mechanically fastened 6065-T5 aluminum alloy extrusions. Thinnest extrusion section to be no less than 3/32" [2.5mm]. Trolley pipes welded to 1 1/2" X 1 1/2" X 3/32" [38mm X 38mm X 2.5mm] steel tube mechanically fastened to top frame extrusion. Panel faces to be removable and replaceable on site. Mechanical components hidden by steel channels painted to match panel frame finish.

B. Acoustical rating:

 1. 44 STC.

C. Panel faces:

1. 1/4" [6mm] tempered glass panes isolated from panel frame by dual hardness pvc extrusions.

2. 1/4" [6mm] laminated glass panes isolated from panel frame by dual hardness pvc extrusions. (Optional)

D. Hinges for pass door and pocket door:

1. Discreet steel hinges blend into the shape of the frame extrusion.

E. Vertical trims (select one):

1. Protective trims cover and protect all edges of the panel faces and face finish.

F. Panel weight:

1. 9.5 lbs/sq.ft [46 kg/sq.m].

**2.4 Panel finishes**

A. Glass finish shall be (select as required):

1. Clear.

2. Low-iron ultra clear. (Optional)

3. Back-painted. (Optional)

4. Mechanically textured. (Optional)

5. Chemically textured. (Optional)

B. Panel frame finish shall be (select one):

1. Clear satin anodized.

 2. Powder coating. Color selected from RAL Classic color system. (Optional)

3. Custom powder coating. (Color chip to be supplied to Moderco. Moderco's color-match must be approved by architect prior to any material being released for fabrication) (Optional)

**2.5 Sound seals**

A. Vertical seals:

1. Dual aluminum and pvc tongue and groove interlocking seals in each panel edge.

B. Horizontal seals (select one):

1. Type FA: 1" [25mm] fixed pvc top sweeps and automatically operated bottom seals. Bottom seals automatically drop as panel are positioned without use of a tool. Bottom seals retract automatically when panel is pulled away from wall or adjacent panel.

a. FA-2: 2" [51mm] floor clearance with 1 1/2" [38mm] operating range. (Operating range reduced to 1" [25mm] if the partition has a pass through door.)

2. Type FM: 1" [25mm] fixed pvc top sweeps and manually operated bottom seals. Bottom seals extend and retract with half a turn of a removable lever handle. (Optional)

a. FM-1.5: 1 1/2" [38mm] floor clearance with 3/4" [19mm] operating range. (Operating range reduced to 1/2" [12mm] if the partition has a pass through door.)

 3. Type MM: Manually operated top and bottom seals. Top and bottom seals extend and retract simultaneously with half a turn of a removable lever handle. (Optional)

a. MM-1.5: 1" [25mm] track clearance. 1 1/2" [38mm] floor clearance with 3/4" [19mm] operating range. (Operating range reduced to 1/2" [12mm] if the partition has a pass through door.)

**2.6 Suspension system**

A. Track and trolleys:

1. #23-T aluminum track: 6063-T6 aluminum alloy extrusion with integral soffit trim supported by pairs of 3/8" [10mm] dia. threaded rods connected to structural support, with or without optional hanger brackets.

a. #23 trolley: Each trolley shall have two counter-rotating precision ground ball bearing wheels with nylon tires.

b. Multi-directional design: Trolley shall allow the panel to navigate through L, T and X intersections without mechanical switching devices.

c. Each panel to be supported by two trolleys.

B. Track finish:

 1. Aluminum track finish shall be (select one):

 a. Clear satin anodized.

b. Powder coating. Color selected from RAL Classic color system. (Optional)

c. Custom powder coating. (Color chip to be supplied to Moderco. Moderco's color-match must be approved prior to any material being released for fabrication) (Optional)

**2.7 Optional features**

A. ADA-compliant single pass through door:

 1. Same construction and face finish as partition panels.

 2. Standard hardware:

 a. Flush pull on each side.

 b. Roller latch.

 3. Optional hardware (select as required):

a. Concealed automatic closer.

b. Panic bar (concealed door closer included):

(i). With non-lockable lever.

(ii). With lockable lever.

c. Self-luminous exit sign:

(i). “Running Man” exit sign with green faceplate (standard outside USA, optional in USA). \*

(ii). “EXIT” sign with red faceplate (standard in USA, optional elsewhere). \*

(iii). “EXIT” sign with green faceplate (optional). \*

d. Deadbolt lock. \*

*(\* An exit sign and a deadbolt lock will not be installed together on the same door.)*

B. ADA-compliant full-height pass through door:

 1. Same construction and face finish as partition panels.

 2. Standard hardware:

 a. Flush pull on each side.

 b. Roller latch.

C. Work surfaces (select as required):

1. Inset steel white marker boards.

2. Inset porcelain white marker boards.

3. 1/4" [6mm] inset natural cork tack boards.

4. 1/4" [6mm] inset linoleum tack boards.

5. Full-width recessed chalk/marker trays.

D. Battery-powered electrically-tilting blinds operated by remote control.

E. Signature 800 series pocket door (select as required):

 1. Acoustical pocket door.

2. Non-acoustical pocket door.

**Part 3 – Execution**

**3.1 Installation**

A. The complete installation of the operable wall system shall be by an authorized factory-trained installer and be in strict accordance with the approved shop drawings and manufacturer’s installation instructions.

**3.2 Cleaning**

A. All track and panel surfaces shall be wiped clean and free of handprints, grease, and soil.

B. Packing and other installation debris shall be removed from the job site.

**3.3 Training**

A. Installer shall demonstrate proper operation and maintenance procedures to owner’s representative.

B. Operating handle and owner’s manuals shall be provided to owner’s representative.