**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.

**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. Horizontal rails 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. Vision 121 manually operated, top supported individual glass panels.

B. Initial closure:

1. Fixed lead peg with receiver wall plate.

C. Final closure (select one):

1. None.

2. ADA-compliant pivot door. (Optional)

a. Same construction and face finish as partition panels.

b. Standard hardware:

(i). Handles and mechanical latch.

c. Optional hardware (select one):

(i). Latch with keyed cylinder and thumb turn.

(ii). Latch with keyed cylinders.

(iii). Architectural pulls with magnetic floor latch.

(iv). Deadbolt floor lock with keyed cylinders both sides.

(v). Deadbolt floor lock with keyed cylinder and thumb turn cylinder.

(vi). Panic bar with lockable lever.

3. 12" [305mm] pivot panel. (Optional)

4. 12" [305mm] flap panel. (Optional)

**2.2 Panel construction**

A. Nominal 1 3/8" [35mm] thick panels, up to 48" [1220mm] width. Top and bottom rails to be 6065-T5 aluminum alloy extrusions. Thinnest extrusion section to be no less than 3/32" [2.5mm].

B. Panel faces:

1. 1/2" [13mm] tempered glass isolated from c-clamp inserts by pvc strips.

2. 1/2" [13mm] laminated glass isolated from c-clamp inserts by pvc strips. (Optional)

C. Flap closure panel hinges:

D. Floor bolts (select one):

1. Non-lockable partition.

a. Each panel to be fitted with an edge-activated floor bolt to maintain the panel in place.

b. Floor-bolt activation pin will act as interlocking peg with the receiver end cap of the following panel.

c. Floor bolts will be kept in place by dust-proof floor strikes.

d. Last panel to be fitted with a face-activated floor bolt.

2. Lockable partition. (Optional)

a. Each panel to be fitted with an edge-activated floor bolt to maintain the panel in place.

b. Floor-bolt activation pin will act as interlocking peg with the receiver end cap of the following panel.

c. Floor bolts will be kept in place by dust-proof floor strikes.

d. Last panel to be fitted with a face-activated (select one):

(i). Lockable floor bolt.

(ii). Deadbolt floor lock with one keyed cylinder and one thumb turn cylinder.

(iii). Deadbolt floor lock with two keyed cylinders.

E. Glass connection (select one):

1. Glass pane to be held by friction of the c-clamp inserts in the top horizontal rail.

2. Glass pane to be held by two steel dowels connected to c-clamp inserts in the top horizontal rail. (Optional)

F. Panel weight:

1. 7.5 lbs/sq.ft [37 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. Horizontal rails 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. Horizontal seals:

1. 3/4" [19mm] top bottom brush-type seals.

**2.6 Suspension system**

A. Track and trolleys (select one):

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.

2. #72 steel track: 11 ga. roll-formed steel with integral soffit trim supported by pairs of 3/8" [10mm] dia. threaded rods connected to structural support with hanger brackets. (Optional)

a. #72 trolley: Each trolley shall have four precision ground ball bearing wheels with steel tires.

b. Multi-directional design: Trolleys shall be automatically guided through a pre-programmed stacking track switch.

c. Each panel to be supported by two trolleys.

B. Track finish (select applicable):

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. Steel track finish shall be (select one):

a. White powder coating.

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 full-height door.

1. Same construction and face finish as partition panels.

2. Standard hardware:

a. Handles and mechanical latch.

3. Optional hardware (select as required):

a. Latch with keyed cylinder and thumb turn.

b. Latch with keyed cylinders.

c. Self-closing hydraulic hinges.

B. Signature 800 series pocket door:

1. 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. Owner’s manuals shall be provided to owner’s representative.