MECHANICAL SPECIFICATIONS

GENERAL

A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS, SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS. B. REFERENCE IS MADE TO REQUISITES FOR BIDDERS AND CONTRACTORS UNDER OTHER SECTIONS OF THESE SPECIFICATIONS, WHICH SHALL BE CONSIDERED BINDING, UNLESS OTHERWISE NOTED UNDER THIS SECTION.

DEMOLITION

ALL COMPONENTS THAT ARE NOT REUSED MUST BE REMOVED AND DISPOSED OF. COORDINATE DISPOSAL OF ALL REMOVED EQUIPMENT WITH THE LANDLORD. NO COMPONENTS MAY BE ABANDONED IN PLACE WITHOUT WRITTEN PERMISSION FROM THE LANDLORD.

INSPECTION OF SITE

ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL EXISTING CONDITIONS AFFECTING HIS WORK. ALL PROPOSALS SHALL SPECIFY, IN WRITING, ALL SUCH CONDITIONS THAT MAY ALTER OR AFFECT THE WORK UNDER THIS CONTRACT AS NO ALLOWANCES WILL BE MADE BECAUSE OF CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PROPOSALS SHALL PRECLUDE THAT CONTRACTOR IS FAMILIAR WITH JOBSITE CONDITIONS AND UTILITY LOCATIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION.

PERMITS

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR INVOLVED.

CODE REQUIREMENTS

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS OR AS DIRECTED BY THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND/OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT, AND ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO OWNER.

MATERIALS AND WORKMANSHIP

A. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS, AND UNLESS OTHERWISE SPECIFIED SHALL BE NEW, AND FREE FROM ANY AND ALL DEFECTS. LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.
B. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION AND COMPLETION, INSTALLATION SHALL BE THOROUGHLY CLEANED OF ALL DEBRIS PRESENT AS A RESULT OF THIS CONTRACT AND SHALL BE REMOVED FROM THE PREMISES, **DO NOT ABANDON**.

CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE, HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING. IF ANY SUB-CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM.

PROTECTION OF WORK AND PROPERTY

A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS WORK. ANY SUCH DAMAGE, INJURY, OR LOSS, EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE, SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS WELL.
B. EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE WORK AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF, THE OWNER AND TENANT FOR THE DURATION OF THE WORK AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

CHANGES IN THE WORK

THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, WITH CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

COOPERATION

ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE SUFFICIENT TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS CONTRACTS. CONTRACTORS SHALL CONTACT OWNER FOR INSTRUCTIONS SHOULD ANY QUESTIONS ARISE BETWEEN TRADES AS TO THE INSTALLATION OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT, OR SHOULD IT APPEAR DESIRABLE TO ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OR STRENGTH OF THE STRUCTURE.

SUBSTITUTION OF MATERIALS

MANUFACTURERS ARE LISTED ON PLANS TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF QUALITY EQUAL TO OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, FOR THE PURPOSE OF WHICH THE ITEMS SPECIFIED WERE INTENDED.

SHOP DRAWINGS

SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND OTHER SUCH ILLUSTRATIVE MATERIAL THAT MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THIS CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND/OR CONSTRUCTION MODIFICATIONS.

DRAWINGS AND SPECIFICATIONS

A. THE DRAWINGS DIAGRAMMATICALLY INDICATE THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM.
B. SHOULD ANY CHANGES BE DEEMED NECESSARY BY THE CONTRACTOR, TO ANY ITEMS SHOWN ON CONTRACT DRAWINGS, SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

RESPONSIBILITY

A. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE SHALL PRODUCE COMPLETE AND FULLY OPERATIONAL SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED. FOR EXAMPLE, ON SINK INSTALLATIONS, ESCUTCHEONS SHALL BE PROVIDED FOR COUNTERTOP PENETRATIONS, ALTHOUGH THEY WERE NOT SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS.
B. CONTRACTOR SHALL SUPPLY TO LANDLORD AND TENANT A CERTIFIED AIR BALANCE REPORT AT COMPLETION OF PROJECT PERFORMED BY A SEPARATE AABC OR NEBB CERTIFIED CONTRACTOR. THIS SHALL BE REQUIRED FOR BOTH REMODELED AND NEW STORES.

HEATING, VENTILATING AND AIR CONDITIONING

GENERAL

A. THE WORK COVERED BY THIS SECTION OF THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RESPECTIVE DRAWINGS, INFORMATION OR INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, ADDENDA, OR DIRECTIVES WHICH MAY BE ISSUED BY THE OWNER, SHALL BE COMPLIED WITH IN EVERY ASPECT.
B. THE LISTING HEREIN OF AN ARTICLE OR MATERIAL, OPERATION OR METHOD, REQUIRES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL EACH ITEM LISTED, UNLESS SPECIFICALLY NOTED TO THE CONTRARY. THE CONTRACTOR SHALL PERFORM EACH OPERATION PRESCRIBED OR LISTED ACCORDING TO THE CONDITIONS STATED.

SCOPE

FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR A COMPLETE AND FULLY OPERATIONAL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM EXCEPT AS SPECIFICALLY EXCLUDED BY DRAWINGS AND/OR BY TENANT'S DIRECTIONS.

EQUIPMENT

EXHAUST FANS

TOILET ROOMS: COOK MODEL #GC-144 TOILET EXHAUST FAN, 100 CFM @ 0.5 SP, 120v/1ph/60hz, 98 WATTS, PROVIDE METAL CEILING GRILLE, WIRE TO OPERATE WITH LIGHTS. PROVIDE 6"Ø EXHAUST DUCT WITH BACKDRAFT DAMPER FROM FAN AND CONNECT TO NEAREST MALL TOILET EXHAUST DUCT, FIELD VERIFY EXACT LOCATION AND SIZE.

THERMOSTATS

ALL UNITS SHALL BE EQUIPPED WITH PROGRAMMABLE THERMOSTAT
DESIGN AND STANDARD CONDITIONS FOR THERMOSTAT OPERATION SHALL BE AS FOLLOWS:
- COOLING: 75°F MAXIMUM OCCUPIED COOLING TEMPERATURE 85°F COOLING NIGHT SETBACK
- HEATING: 70°F MAXIMUM OCCUPIED HEATING TEMPERATURE 60°F HEATING NIGHT SETBACK.
- FAN: CONTINUOUS IN OCCUPIED AND RECOVERY MODE AND WITH HEATING OR COOLING EQUIPMENT IN UNOCCUPIED MODE.
- DEADBAND: CAPABLE OF MAINTAINING A 5°F DEADBAND.
- CLOCK: 7 DAY CAPABLE OF 7 DIFFERENT DAY SCHEDULES.
- OVERNIGHT: HAVE A 2 HOUR OVERRIDE ACCESSIBLE TO MANAGER.
- BACKUP: CAPABLE OF MAINTAINING PROGRAMMED SETTING FOR AT LEAST 10 HOURS WITHOUT POWER.

VAV UNITS

SUPPLIED AND INSTALLED BY LANDLORD AT TENANT G.C.'S EXPENSE. SEE SCHEDULE ON SHEET M2.0 FOR ADDITIONAL INFORMATION.

DUCTWORK

SQUARE/RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME GRADE SHEET STEEL ALL 90 DEGREE ELBOWS FOR ROUND DUCTWORK SHALL BE FIVE (5) PIECE. ALL LONGITUDINAL SEAMS SHALL BE FORMED BY PITTSBURGH LOCKS. JOINTS SHALL BE SWAGGED WITH ONE-HALF INCH (1/2") OVERLAP.

ROUND DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME GRADE SHEET STEEL.

ALL SUPPLY AIR DUCTS, RETURN AIR DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED STEEL WITH 1.5" THICK (MINIMUM) EXTERNAL ACOUSTICAL AND THERMAL INSULATION.

FLEXIBLE AIR DUCT FOR CONNECTIONS BETWEEN SHEET METAL DUCT AND DIFFUSER SHALL BE AIR DUCT LISTED BY UNDERWRITERS LABORATORIES UNDER UL STANDARD 181 AS A CLASS 1 FLEXIBLE AIR DUCT AND COMPLYING WITH NFPA STANDARDS 90A AND 90B. DUCT SHALL BE FACTORY MADE AND COMPOSED OF A CPE LINER DUCT PERMANENTLY BOUNDED TO A COATED SPRING STEEL WIRE HELIX AND SUPPORTING A FIBER GLASS INSULATING BLANKET. R-5.0 LOW PERMEABILITY OUTER VAPOR BARRIER OF FIBER GLASS REINFORCED FILM LAMINATE SHALL COMPLETE THE COMPOSITE.

CONTRACTOR SHALL SUPPLY AND INSTALL INSECT SCREENS ON ALL DUCT OPENINGS WHICH TERMINATE OUTDOORS. INSECT SCREENS SHALL BE 10 GAUGE, ONE-HALF INCH (1/2") MESH IN REMOVABLE GALVANIZED STEEL FRAMES.

DUCTWORK INSTALLATION

ALL DUCTWORK SHALL BE DESIGNED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF THE AMERICAN SOCIETY OF HEATING REFRIGERATION AND AIR CONDITIONING ENGINEERS GUIDE (ASHRAE), FABRICATED AND INSTALLED IN ACCORDANCE WITH THE METHODS RECOMMENDED IN THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE"

ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDMENTS; MECHANICAL FASTENERS WITH SEALS, GASKETS, OR MASTICS; MESH AND MASTIC SEALING SYSTEMS; OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY AND RETURN DUCTS OPERATING AT STATIC PRESSURES LESS THAN OR EQUAL TO 2" W.G. SHALL BE SECURELY FASTENED AND SEALED WITH WELDS GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED FABRIC SYSTEMS OR TAPES INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MECHANICAL FASTENERS AND SEALS, MASTICS, OR GASKETS MUST BE USED WHEN CONNECTING DUCTS TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT.

HANGERS AND SUPPORTS

ALL HORIZONTAL DUCTS HAVING A PERIMETER DIMENSION OF 60 INCHES AND LESS SHALL BE SUPPORTED BY MEANS OF BAND IRON HANGERS OF NO. 18 U.S. GAUGE ATTACHED TO DUCT BY MEANS OF RIVETS, SCREWS OR CLAMPS, AND FASTENED TO STRUCTURE ABOVE BY TOGGLE BOLTS OR OTHER MEANS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS. HANGER SPACING SHALL BE A MAX. OF 8' O.C.

ALL HORIZONTAL DUCTS HAVING A DIMENSION OF 40 INCHES AND MORE SHALL BE SUPPORTED BY MEANS OF ANGLE IRON TRAPEZE HANGERS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS.

VERTICAL DUCTS HAVING A PERIMETER DIMENSION OF 60 INCHES AND LESS SHALL BE SUPPORTED WITH 1-1/2" x 1-1/2" x 1/4" ANGLES AT FLOOR PENETRATIONS.

FLASHING

CONTRACTOR SHALL PROVIDE WATER TIGHT 24 GA. SHEET METAL FLASHINGS AT ALL EXTERIOR WALLS AND ROOF PENETRATIONS.
ALL CUTTING OF ROOF OPENINGS, SUPPORTS FOR ROOF OPENINGS, PITCH PANS, ROOF CURBS, FLASHINGS, COUNTER FLASHINGS, REPAIR TO ROOF, ETC. ASSOCIATED WITH HVAC SUBCONTRACTOR SHALL BE INCLUDED IN THE RESPONSIBILITY OF THE HVAC SUBCONTRACTOR. CONTRACTOR SHALL **EMPLOY THE LANDLORD'S ROOFING CONTRACTOR TO INSTALL ROOF WORK**. (VERIFY WITH MALL CRITERIA)

DAMPERS

SPLITTER DAMPERS SHALL BE FABRICATED OF SHEET STEEL NOT LESS THAN NO. 16 U.S. GAUGE WITH THE LEADING EDGE HEMMED. EACH DAMPER TO BE SIZED ADEQUATELY TO COVER THE SMALLER OF THE TWO OPENINGS IT CONTROLS. DAMPERS SHALL BE CONTROLLED AS FOLLOWS: EXPOSED OR ACCESSIBLE DUCTWORK – LOCKING QUADRANTS EQUAL TO YOUNG REGULATOR NO. 1 WITH DAMPER ROD END BEARINGS ON OPPOSITE END. CONCEALED DUCTWORK – LOCKING QUADRANT EQUAL TO YOUNG REGULATOR NO. 315 (CHROMIUM PLATED WITH DAMPER ROD END BEARINGS ON BOTH ENDS).

VOLUME DAMPERS SHALL BE OF THE OPPOSED INTERLOCKING TYPE AS MANUFACTURED BY AMERICAN FOUNDRY AND FURNACES CO. (AFFCO) OR EQUAL. BLADES SHALL BE OF NO. 16 GAUGE SHEET METAL AND SHALL NOT EXCEED 48" IN LENGTH OR 12" IN WIDTH. BLADES SHALL BE ON ONE-HALF INCH (1/2") DIAMETER RUSTPROOF AXLE. BEARINGS TO BE OF THE SELF-LUBRICATING FERRULE TYPE.

FIRE DAMPERS SHALL BE SUPPLIED AND INSTALLED BY HVAC CONTRACTOR AT DUCT PENETRATIONS IN FIRE RATED WALLS, FLOORS, CEILINGS AND ROOF AS REQUIRED. COORDINATE WITH LANDLORD, LOCAL FIRE MARSHALL AND ALL CODES AND GOVERNING AUTHORITIES HAVING JURISDICTION.

FIELD FABRICATED TURNING VANES SHALL BE ACCEPTABLE IN SQUARE ELBOWS. PROVIDE AND INSTALL BARBER-COLMAN AIR-TURNS OR EQUAL. TURNING VANES SHALL BE OF THE SAME GAUGE METAL AS THE DUCT IN WHICH THEY ARE INSTALLED. RADIUS ELBOWS SHALL HAVE A CENTER LINE RADIUS OF ONE AND ONE-HALF (1-1/2) TIMES THE DUCT WIDTH.

DUCTWORK – EXCEPTIONS

DUCTWORK FOR EXHAUST OR OUTSIDE SUPPLY AIR SHALL BE ALL METAL AND CONSTRUCTED ACCORDING TO RECOMMENDED PRACTICES OF THE LATEST ISSUE OF ASHRAE AND SMACNA STANDARDS.

SUPPORT OF DUCT SYSTEM

HANGER DESIGN SHALL BE AS DESCRIBED IN THE LATEST EDITION OF THE "SMACNA" MANUAL. DUCTS SHALL BE SUPPORTED WITHIN 2' OF EACH ELBOW, 4' OF EACH BRANCH INTERSECTION, AT ALL TURNS AND TRANSITIONS. HANGER SPACING SHALL ADHERE TO "SMACNA" MANUAL CHAPTER 4.

REINFORCEMENT MEMBERS MAY BE USED TO SUPPORT DUCT SYSTEM PROVIDED THE DETAILS OUTLINED IN "SMACNA" MANUAL ARE ADHERED TO.

REINFORCEMENT

ALL DUCTS SHALL BE REINFORCED ACCORDING TO THE LATEST EDITION OF "SMACNA" MANUAL. MATERIALS FOR REINFORCEMENT MEMBERS SHALL BE GALVANIZED STEEL. ALL SCREWS AND WASHERS SHALL BE PLATED OR GALVANIZED.

ACCESSORY ITEMS

ALL MANUAL DAMPERS, FIRE DAMPERS, TURNING VANES, REGISTER CONNECTIONS, ACCESS DOORS OR OTHER ASSOCIATED ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE LATEST EDITION OF "SMACNA" MANUAL.

TESTING AND BALANCING

CONTRACTOR SHALL DEMONSTRATE OPERATION OF SYSTEM TO FULL SATISFACTION OF TENANT AND SHALL BALANCE AIR FLOW IN ACCORDANCE WITH AIR QUANTITIES ON DRAWINGS AND SHALL RECORD VOLUME READINGS IN ACCORDANCE WITH ASHRAE AND PROVIDE SAME TO TENANT. TEST AND BALANCE SHALL BE PERFORMED BY A TABB CERTIFIED CONTRACTOR.

OPERATION AND MAINTENANCE DOCUMENTATION MUST BE PROVIDED TO THE OWNER THAT INCLUDES AT LEAST THE FOLLOWING INFORMATION:
A. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
B. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
C. HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS; DESIRED OR FIELD-DETERMINED SET POINTS MUST BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES, OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
D. COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
E. COPY OF FINAL TEST AND BALANCE REPORT.

ALL PIPING SHALL WITHSTAND AIR PRESSURE TESTING PER GOVERNING PLUMBING CODE.

GUARANTEE

ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND ACCEPTANCE BY TENANT SHALL BE A CONDITION OF THIS CONTRACT. ALL WORK FOUND TO BE DEFECTIVE SHALL BE REPAIRED OR REPLACED BY THIS SUBCONTRACTOR WITHOUT ADDITIONAL COST TO THE TENANT.

NOTE FOR GENERAL CONTRACTOR:
IT IS THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR TO MAKE USE OF APPLICABLE NOTES AND SPECIFICATIONS LISTED ON THIS SHEET AS THEY MAY PERTAIN TO THE SPECIFIC JOB.

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REV	DATE	DESCRIPTION	NAME
	07/28/14	ISSUE TO PERMIT	
	10/06/14	ISSUE TO BID	
		ELITE CONSTRUCTION GROUP	
		4 HEMISPHERE WAY	
		PHONE: 678.284.0112	
		NOTE: THESE PRINTS HAVE BEEN REDUCED IN SIZE AND WILL BE SCALED BY THE % OF WHAT IS SHOWN ON THE ORIGINAL	

PROJECT NO.: 140584
DRAWN BY: BSH
CHECKED BY: SLP
ISSUE DATE: 07/28/14

MECHANICAL SPECIFICATIONS

M3