

STANDARD SPECIFICATION
JANUARY 2010

DIVISION 1

SECTION 1E SUPPLEMENT OF REQUIREMENTS FOR ADAPTABLE APARTMENTS

(GENERAL CONSTRUCTION, PLUMBING AND ELECTRICAL)

1E.01 GENERAL: Comply with all of the Contract Documents.

1E.02 SCOPE OF WORK: Refer to "Division Scope of Work"

1E.03 GENERAL REQUIREMENTS

- A. The requirements as described in this Section are based on Standards of;
1. American National Standards Institute A117.1-2003 (ANSI) titled "Providing Accessibility and Usability for Physically Handicapped People".
 2. Local Law 58/87, City of New York – Access for People with Disabilities
 3. References shall be used by Contractors to incorporate the Requirements as specified.
- B. Uniform Federal Accessibility Standards (UFAS) require that each adaptable apartment be provided with a list of adaptable features located in the apartment where it can be seen by all occupants and where it is not likely to be removed, painted over, or otherwise destroyed. The list shall include adaptable features available for kitchens and bathrooms, and instructions on how to use them.

1E.04 SPECIFIC REQUIREMENTS

- A. Refer to Architect drawings, and designation for Adaptable Apartments.
- B. The purpose of this supplement is to outline the special adaptable elements to be provided by all Prime Contractors (General Contractor, Heating and Ventilating, Plumbing and Electrical) for future housing of the handicapped.
- C. All Prime Contractors shall refer to this supplement and drawings for the special requirements of work to be considered and provided for the Adaptable Apartments.
- D. Refer to the following Sections of Specification. Provide the requirements as specified and as shown on Architect Drawings.
1. SECTION 2A DEMOLITION
 - b. Provide new opening to allow for door installation with clearance of 32”

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minimum between doorstop on the frame and 90° open door.

2. SECTION 6A ROUGH CARPENTRY

- a. Bathroom and Kitchens: Provide sufficient reinforcements to metal/wood wall framing of bathrooms and kitchens, for future installation of grab bars and relocation of wall cabinets. Refer to drawings for the location and size of areas to be reinforced.
- b. Reinforcing material to be a continuous metal plate attached directly to metal/wood studs or new 2" x 3" furring on masonry walls.

3. SECTION 6B FINISH CARPENTRY

- a. Closet clothes rod and shelving shall be fabricated to be adjustable. Provision shall be made by which the adjustable height of a top shelf shall not exceed 54" above the finished floor. Refer to Architect drawings.
- b. Kitchen wall cabinets shall be installed to be adjustable in height from finished floor and provision shall be made by which the adjustable height of the lowest shelf shall be a maximum height of 48" above finished floor. Refer to Architect drawings.
- c. For all kitchenettes or kitchens located in the ground or first floor apartments, the base cabinet height shall be 32 ½ inches. The counter top shall be 34 inches above the finished floor.
- d. In an Elevator Building, the base cabinet height shall be 32 ½ inches above finished floor, the counter top 34 inches above finished floor, throughout the Building.

4. SECTION 8A AND 8B WOOD AND METAL DOORS

- a. Hollow metal and wood doors for Adaptable Apartments shall be provided as specified and shown on drawings. Contractor shall verify required clear dimension of 32" width, except for existing masonry openings, which may be less.

5. SECTION 8D FINISH HARDWARE

- a. All finish hardware for Adaptable Apartment Entrance doors and all interior apartments doors shall be provided with lever handles.

Note: In an Elevator Building all doors (hollow metal and wood) throughout the Building shall be provided with lever handles.

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6. SECTION 9C CERAMIC TILE

- a. Ceramic floor tile in bathroom shall be continuous under removable vanity cabinet.
- b. Ceramic wall tile in bathroom shall be continuous behind removable vanity cabinet.
- c. Ceramic floor tile in kitchens shall be continuous under removable base cabinet.
- d. Ceramic wall tile in kitchen shall be continuous to the floor behind removable base cabinets. See Architect drawings for details.

8. SECTION 9F PAINTING AND DECORATING

- a. Wall finish shall be continuous behind all removable base cabinets and wall cabinets. See Architect drawings for details.

9. SECTION 10A BATHROOM ACCESSORIES

- a. Medicine cabinets – shall be partially recessed in wall, mounted at a height of 40" from bottom of mirrored door to finish floor. Medicine cabinets shall be of 24" wide x 36" high (overall size, with wall opening 22" x 34" x 2"), Deluxe Series, model #192 with (4) glass shelves as manufactured by G.M. Ketcham Co. Inc., or approved equal.
- b. Folding seats – shall meet the needs of the physically disabled and elderly and complies with ADA Barrier-Free Accessibility Guidelines.

NOTE – Install if required by Contract Documents.

- 1) Folding shower seat shall be Model B-518 (left-hand seat) or B-517 (right-hand seat) as manufactured by Bobrick Washroom Equipment, Inc., or approved equal.
- 2) Seat measures 33" wide, projects 22 13/16" from wall, average installation height 17" – 20" from top of seat to bottom of the bathtub.
- 3) Frame and mounting brackets, type 304 stainless steel with self-locking mechanism.
- 4) Seat 2" thick, foam-padded, white vinyl seat cover with enclosed 1/2" plywood base.

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- 5) Provide all necessary wall anchorage for folding seats. See drawings for location.
- c. Grab bars – shall meet the needs of the physically disabled and elderly and complies with ADA Barrier-Free Accessibility Guidelines.

NOTE – Install if required by Contract Documents.

- 1) The diameter of the gripping surfaces of a grab ball shall be 1 ¼” to 1 ½”. Wall mounted grab bars shall maintain 1 ½” space between the wall and the grab bar.
- 2) Grab bars shall be 18 gauge, type 304 stainless steel with peened, non-slip gripping surface and exposed 1/8” thick stainless steel welded flanges with a minimum of three (3) wall connectors, as manufactured by Bobrick Washroom Equipment, Inc., or approved equal.
- 3) Provide all necessary wall anchorage for grab bars. See drawings for location and length of the grab bars.

10. SECTION 11A RESIDENTIAL APPLIANCES

- a. Gas range ovens shall be self-cleaning. The location of controls for ranges shall not require reaching across burners.
- b. Energy Star Rated refrigerators shall have a top freezer and bottom fresh food compartments meeting the following requirements:
 - 1) Have at least 50 percent of freezer space below 54" above floor.
 - 2) Have 100 percent of the refrigerator space and controls below 54".
 - 3) Fresh food and freezer compartments shall be no-frost type.
 - 4) Door handles shall be grab-type and surface-mounted.

11. SECTION 11B KITCHEN CABINETS, VANITY CABINETS AND COUNTERTOPS

- a. Kitchen Cabinets:
 - 1) Kitchen cabinets shall be handicap adaptable type, Extreme™ Series, manufactured by Armstrong World Industries, Inc., with plantation hardwood solid doors Coronet™ or approved equal, as determined by Architect/Engineer.

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- 2) Base cabinets;
 - 2.1 In walk-up buildings all kitchenettes and kitchens located in the ground or first floor apartments the base cabinet height shall be 32 ½ inches above finished floor.
 - 2.2 The counter top shall be 34 inches above the finished floor. See Architect Drawing for details.
 - 2.3 In Elevator Buildings the base cabinet height shall be 32 ½ inches, the counter top 34 inches above finished floor throughout the Building.

- 3) Wall cabinets;
 - 3.1 All wall-hung kitchen cabinets over work counters shall be adjustable in height and shall be secured to the wall with “Z” clips manufactured by Monarch Metal Fabrication Inc. “Z” clips shall be installed in two rows. See Architect Drawings for details.
 - 3.2 Provide wall reinforcements for adjustable cabinets. See Architect drawings for details.

NOTE: Wire type, chromium plated pulls in US26 finish shall be installed for all kitchen cabinet doors and drawers (base and wall cabinets). See Architect Drawings for kitchen elevations.

- 4) Countertops;
 - 4.1 Countertops for kitchen cabinets shall be made from 3/4" thick 5 ply, interior grade hardwood plywood, bonded with exterior glue, and laminated with post-forming type laminate. The countertop shall be post formed with a 4" high back splash. The front edge of the counter top shall be the no-drip type.
 - 4.2 Finish – See finish Schedule

- b. Vanity cabinets;
 - 1) Handicap Adaptable Apartments; HAV2421 Series, as manufactured by Direct Builders Supply a Division of CNC Associates Inc., or approved equal, as determined by Architect/Engineer.

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- 2) Vanity cabinets for handicap adaptable apartments shall be constructed according ANSI and UFAS Standards, which require a knee space under a lavatory. All cabinets for adaptable apartments shall be removable type, with wall permanently mounted countertop support unit, that fits inside the removable cabinet.

Note - Provide wall reinforcements for permanently mounted countertop support unit of vanity cabinet. See Architect drawings for details.

- 3) Cabinet entire construction (permanent and removable) shall be; 5/8" multi-ply Type 1 exterior glue, hardwood plywood with high-pressure laminate on exposed exterior of the cabinet and high-pressure laminate on the interior. All edges shall be PVC bonded for a finished appearance, matching exterior of the cabinet.
- 4) Cabinet ends, doors, backs, nailers, shall be bored, doweled and secured with exterior type adhesive. Removable portion of cabinet shall be secured with the screws from inside to wall attached countertop lavatory.
- 5) Removable panel shall be attached to stretcher braces (brackets) for pipe protection.
- 6) For cabinet sizes and design see Architect Drawings.
- 7) Hardware:
- 7.1 Door hinges shall be; concealed Euro type spring hinges, in chrome finish (two per door)
- 7.2 Wire type pulls in polished, stainless steel US32 finish or chromium plated US26 finish
- 7.3 (4) four stainless steel (square or round) adjustable legs in satin stainless steel US32D finish
- 7.4 (4) four plastic and metal holders for removable panel.
- 8) Countertops for bathroom vanity cabinets shall be made from 3/4" thick 5 ply, interior grade hardwood plywood, bonded with exterior glue, and laminated with post-forming type laminate. The countertop shall be post formed with a 4" high back splash. The front edge of the counter top shall be the no-drip type.
- 9) Finish shall be white laminate.

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12. SECTION 15B PLUMBING

a. Kitchen:

- 1) Kitchen Faucet - Faucet shall be Delta single handle washerless design Model 100, Symmons Model S-23 or approved equal. Faucets shall have chrome lever handles with setscrews and 3/8" copper tubing inlets. Additional features shall be adjustable 6" spread, swing spout and aerator. The aerator shall be equipped with a 2 1/2" g.p.m. flow restrictor. Faucet shall have chrome finish.
- 2) Kitchen sink shall be stainless steel, Model # KQ 2522 D6 PB, Size – 25"L x 22"W x 6"D, manufactured by Revere or approved equal.
- 3) Under-sink pipe covers shall be ADA compliant, LavGuard® 2 E-Z Series 1/8" thick molded vinyl waste and supply piping covers, with built-in internal fasteners and trimmings in China White Finish or approved equal.

b. Bathroom:

- 1) Lavatory faucet shall be; Delta – single handle Model 520 MPU, Symmons – single handle Model S-20S or approved equal with the following 3/8" diameter copper tubing inlets on 4" centers, aerator (with 2 1/2 gpm flow restrictor), pop-up drain and 1 1/4" tailpiece. Faucet shall have chrome finish and have vandal proof lever.
- 2) Bathroom lavatory - Lavatory shall be self-rimming drop-in vitreous china type. Lavatory to be 20" x 17" and basin to be 16 1/2" x 10 1/2" with 4" faucet centers. Unit must be ADA compliant. Crane "Model # 1287V" Galaxy series or approved equal.

c. See Section 15B-Plumbing for fixtures not indicated above.

13. SECTION 16A ELECTRICAL

a. The heights of outlets from center line of outlet to finish floor shall be as follows:

1. Switches and G.F.I. Duplex receptacle in bathroom to be 46" above finish floor.
2. Convenience receptacles 18" above finish floor.

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3. Combination switches and receptacles 46" above finish floor.
 4. Duplex receptacle outlets over kitchen work service counter 44" above finish floor.
 5. Outlets for refrigerator and air conditioning mounting heights shall be as specified for typical apartments.
- b. The heights for intercom and circuit breaker panels shall be 48" to top of panels from finish floor.
- c. Light fixture for the bathroom shall be as described in Section 16A - Electric Work
- d. Smoke detectors shall be as described in Section 16A - Electric Work
- e. Range Hoods
1. Exhaust fan and hood light housed in the range hood shall be hardwired to a junction box installed at a height of 70 inches above finished floor and centered behind the range hood.
 2. In handicapped adaptable apartments besides junction box mentioned above, install a 120V, 15A single pole remotely located toggle switch for simultaneous control of hood fan and light. The remote hood switch and cover plate shall be white.

1E.05 GENERAL REQUIREMENTS

- A. The requirements as described in these specifications are based on the standards of American National Standards Institute A117.1-2003 (ANSI) titled "Providing Accessibility and Usability for Physically Handicapped People" and the Uniform Federal Accessibility Standards (UFAS) and shall be used as reference by contractors to incorporate the requirements as specified.
- B. Uniform Federal Accessibility Standards (UFAS) require that each adaptable apartment be provided with a list of adaptable features located in the apartment where it can be seen by all occupants and where it is not likely to be removed, painted over, or otherwise destroyed. The list shall include adaptable features including the heights available for kitchen counters and sink, and instructions for changing them.

END OF SECTION