DIVISION 08 - OPENINGS

Note: The overall Division 8 standards are under construction. The following sections are in effect.

08 71 00  DOOR HARDWARE

1. General
   A. Door hardware must balance aesthetics and function, with function taking priority.
   B. All elements of door hardware, including hardware, locks and security for all doors must follow UT Campus Standards, including security minimum standards. UT recognizes that project conditions and requirements vary, thus precluding the absolute adherence to this Standard in all cases. However, unless there is adequate justification, these Standards will govern the design and specifications for projects on the UT Austin campus. No exceptions are permitted without written approval of all the following representatives: Door Hardware (PMCS), Locks & Keys (Facilities Services) and Security Control (ITS), inclusively referred to as the “Door Hardware Team,” and the UT Project Manager.
   C. Specialized finishes, keying or other unique elements to door hardware make it very difficult for ongoing maintenance, function and keying activities that will occur over the course of building occupancy. Any specifications that deviate from these standards and/or that have custom finishes, keying or other unique elements must be approved by the UT Project Manager in writing, prior to issuing the construction documents for bidding.
   D. Reviews are required by the Door Hardware Team at key project milestones. Drawings and specifications for milestone reviews must include, at a minimum:
      1) Design Development: For each door, Consultant must indicate the function of the room/lock, whether the door is fire-rated, whether the door is alarmed, whether there is a card reader, and must identify particular security requirements.
      2) 30% Complete Construction Documents: Consultant must indicate specific hardware information for each door, including manufacturer and model number, keyway, finish, etc.
      3) The Door Schedule and the Hardware Schedule must match. Door numbers must be identified for each Hardware Set. Only include Hardware Sets that are used on the current project.
   E. Comments provided by the Door Hardware Team at milestone project reviews must be documented and responded to by the Consultant. Responses must be returned to the Door Hardware Team for review and comment.
   F. Construction phase requirements:
      1) Conduct a Preconstruction Meeting for door hardware, locks and security. The Door Hardware Team must be invited and in attendance.
      2) Submittals:
         a. Manufacturer’s installation guidelines are a required submittal. All door hardware must be installed according to the manufacturer’s instructions.
         b. All door hardware, for all doors specified on a specific project, must be simultaneously submitted on a single hardware schedule. This requirement applies even if the hardware is being supplied by different subcontractors. It is the General Contractor’s or Construction Manager’s responsibility to coordinate and submit the information in the format required.
      3) Include the Door Hardware Team on field inspection participants’ lists during the construction phase, including regular project walk-thrus and Punch List walk-thrus.
      4) Door hardware, locks and security components must be Commissioned and approved by the Door Hardware Team prior to the Owner signing off on Substantial Completion. Reference the Functional Test for Security Access Control – Door Inspection for specific requirements.
2. Door Hardware
   A. Door hardware must comply with the requirements of and be installed in compliance with the NFPA 101 Life Safety Code, the version in force at UT Austin at the time the project is started.
   B. Doors with security requirements must be coordinated with the Door Schedule, hardware specifications, security details and electrical requirements. Use consistent nomenclature throughout the documents.
   C. At all student-occupied classrooms, provide a thumb-turn on the interior of the door that will lock the outside trim but still allow free egress in emergency situations.
   D. Finish
      1) Reference Campus Lock Standards – By Building.
      2) The finish color for new hardware should match the existing finish when being installed in an existing building.
      3) Do not use polished brass, unless required to match existing.
      4) Prefer brush type finish for all metals.
   E. Uniformity: All hardware products used within a single building should be by a single manufacturer. Reference the Campus Lock Standards – By Building for more information.
   F. Door Hardware Components
      1) Reference the Door & Hardware Facility Specification Guideline, produced and updated by the University of Texas at Austin’s Facilities Services department.
      2) Door Levers:
         a. Must be designed to return back to within ½-inch of the door face on which the lever is mounted.
         b. Use full mortised locksets rather than cylindrical.
      3) Stops: Do not use floor stops. Provide internal wall blocking at door stop locations.
      4) Kick/Mop Plates: Provide on the corridor side of all hollow metal and wood corridor doors.
      5) Mechanical Push Button Door Opener: Any door operated by a mechanical push button device must also be installed with a keyed building system override for access in the event the mechanical device fails.
      6) Magnetic Door Locks: not permitted without approval from the Door Hardware Team. Use electrified hardware.
      7) All door hardware must be delivered to the project site, with the exception of key blanks for the door cylinders. Key blanks must be delivered to the UT Austin Locks & Keys representative.
   G. Reference the Campus Lock Standards – By Building for more information.

3. Keying
   A. All cylinders must be keyed as directed by a representative from the UT Austin Locks & Keys department, to a restricted key system.
   B. Without exception, all existing cylinders removed from any doors must be returned to the UT Austin Locks & Keys department.
   C. Equip locks with manufacturer’s special 6-pin tumbler cylinder, with construction master key feature.
   D. Mortise locks must follow the Campus Lock Standards – By Building document. Provide cylinders and locks from the same manufacturer, except for maintenance areas.
   E. Coordinate special keying for maintenance areas, including mechanical, electrical, telecom, elevator equipment and grounds irrigation room doors with the UT Austin Locks & Keys representative.
   F. Lock cylinder parts must be constructed from brass or bronze, stainless steel, or nickel silver. Keys must be nickel silver or brass.
   G. For large capital projects (CP), furnish the following:
      6 Grandmaster keys
      6 Master keys per each Master used
      2 Change keys per cylinder
      24 Construction keys (2 provided to the Locks & Keys department)
1  Bitting list
1  Hardware Schedule
1,000  Key blanks for each Master keyway used.

Attic Stock: 6% replacement cylinders, not to exceed 15 cylinders per project.

H.  Locks must be master keyed, keyed alike, cross keyed, or otherwise keyed as instructed in writing by the UT Locks & Keys representative, prior to placing the order with the manufacturer.

I.  Manufacturer’s keying schematic must be reviewed and approved by the UT Locks & Keys representative before keys are produced.

J.  All permanent keys must be delivered by the manufacturer directly to the UT Austin Locks & Keys department.

K.  All construction blanks must be returned to the UT Austin Locks & Keys department at project closeout.