

# EXECUTIVE DEMOUNTABLE WALLS

## SECTION 10 22 19

### 1. GENERAL

#### 1.1 SECTION INCLUDES:

- A. Demountable Wall system.
- B. Doors, frames, and door hardware.
- C. Glass and glazing.

#### 1.2 RELATED SECTIONS

- A. Section 08 13 16 – Aluminum Doors
- B. Section 08 14 16 – Flush Wood Doors
- C. Section 08 14 23.16 – Plastic Laminate-Faced Wood Doors
- D. Section 08 32 00 – Sliding Glass Doors
- E. Section 08 71 00 – Door Hardware
- F. Section 08 80 00 – Glazing
- G. Section 09 29 00 – Gypsum Board
- H. Section 09 51 00 – Acoustical Ceilings
- I. Section 09 68 00 – Carpeting
- J. Section 16 40 00 – Electrical
- K. Section 10 22 19 – Demountable Wall System

#### 1.3 REFERENCED STANDARDS

- A. Americans with Disabilities Act (ADA)
- B. ANSI/BIFMA x-5.6-2003, Panel Systems.
- C. ASTM B221: Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
- D. ASTM E84-05, Standard Test Method for surface burning characteristics of building materials.
- E. ASTM E72, Standard Test Method of conducting strength test of panels for building construction.
- F. ASTM E90-04, Standard Test Method for laboratory measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
- G. ASTM E413: Standard Classification for Rating Sound Insulation.
- H. AWI: Quality Standards.
- I. CSA STD C22.1: Canadian Electrical Code, Part 1.
- J. CSA STD C22.2: Canadian Electrical Code, Part 2.
- K. NFPA 70: National Electrical Code.
- L. Underwriters Laboratories, UL183 Manufactured wiring systems.

#### 1.4 SYSTEM DESCRIPTION

- A. Demountable Wall System:
  - 1. A demountable wall system for interior use, designed to permit replacement of finishes, relocation of wall sections, and reuse of all parts.

2. Non-progressive, allowing for removal and reinstallation of wall sections from either side of wall and at any point in the panel field, without disturbance of adjacent panels.
3. Erected and disassembled in a manner preventing damage to adjacent building surfaces and elements, including floors (tile or carpet), wall, ceilings, columns and window mullions.
4. Permits two, three, and four-way panel connections using a common post connector system.
5. Wall system shall be nominally 4-1/4" (108mm) thick and provide a clear and accessible 3" (76mm) wall cavity. Standard STC of 46 optional wall configurations available to achieve STC 51.
6. Interchangeable finished surfaces can be rearranged in any desired combination within a given wall space. Dissimilar finishes and arrangements are possible on each side of the wall system.
7. Glazing system capable of being configured with either single glazed framing or double glazed. Single glazing configuration to accept 6mm, 10mm or 12mm Tempered or Laminated glass. Double glazing to accept 5mm and 6mm tempered glass (STC43).
8. Wall system capable of accommodating floor and ceiling height variations of 3" (76mm). Frame will permit the on-site addition or removal of vertical frame extensions for reconfiguration to a location with an alternate ceiling height, in a non-seismic zone.
9. All vertical frame joints to provide concealed integral slotting for the attachment of system furniture mounting adapters.
10. Wall system shall provide a continuous, full height sound and light seal at the panel to panel connection.
11. Ceiling track to be a one piece up to 10" (3048mm) continuous aluminum extrusion, complete with continuous resilient light and sound seals recessed from the panel face. Ceiling track is to be attached to underside of suspended ceiling grid without the use of destructive fasteners.
12. Floor attachment to be achieved without mechanical fastening (in non-seismic zones).
13. All glazed sections shall be factory glazed. Wall system to be capable of site installation of glazing.
14. Door units are interchangeable with solid or glazed units of like size.
15. Wall system to be able to accommodate the following door types:
  - a. Solid core wood, for both swing and sliding applications
  - b. Aluminum framed glass, for both swing and sliding applications
  - c. Frameless glass, for sliding door applications
16. Wall system to be capable of being dismantled into component parts for ease of distribution, installation and storage, or moved as assembled units.
17. Wall system accommodates field installed power and communication wiring without damage to the wall structure.

#### 1.5 SUBMITTALS

- A. Submit under the provisions of Section 01 34 00.
- B. Shop Drawings: Confirm panel layouts shown on the plan and elevation.

- C. Samples: Submit 8-1/2" x 11" (216mm x 279mm) face panel material, finished and complete with trim colors.
- D. Provide manufacturer's installation instruction.

#### 1.6 QUALITY ASSURANCE

- A. Installation will be performed by manufacturer's personnel or by others authorized by Wall system manufacturer.
- B. Factory-installed electrical components to meet or exceed CAN/CSA-C22.2 and certified under CSA/NRTL/C.
- C. Site measurements are to be taken by Supplier, where possible, prior to preparation of shop drawings and fabrication to ensure proper fitting of the work.
- D. Supplier shall train the user's maintenance personnel and supply special tools which are required for the maintenance and relocation of the wall system.

#### 1.7 ENVIRONMENTAL REQUIREMENTS

- A. Do not begin delivery or installation until site conditions provide protection from weather, and environmental conditions within the building are approximately equivalent to those that will exist when occupied.

#### 1.8 WARRANTY

- A. Provide manufacturer's warranty against defects in material and workmanship for a period of up to Ten (10) years, excluding fabrics and other finish materials that shall be guaranteed for 3 years.

### 2. PRODUCTS

#### 2.1 MANUFACTURER

- A. Contract documents are based on the Executive Demountable Wall System as manufactured by PSL Partition Systems Ltd.

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- B. Substitutions: Products by other manufacturers require prior approval under provisions of Section 01 60 00.

## 2.2 COMPONENTS / MATERIALS

- A. ALUMINUM EXTRUSIONS: Aluminum Association alloy (ASTM B221) aluminum alloy suited to the application.
- B. Particle board: particle board to maintain flatness of 1/8" (3mm) maximum deviation, 5/8" (16mm) thick.
- C. Glazing: shall be Tempered or Laminated.
- D. Sound/light seals: Inner ceiling track – Self-adhesive, closed cell, inorganic, permanently elastic, sponge type stripping, Grey; Outer ceiling and Base track- Flexible Thermoplastic sealing strip, black.
- E. Acoustical insulation: 2" (51mm) thick, 1.0 lb/cu. Ft. (18 Kg/cu.m) density glass fibre batt, unfaced, formaldehyde free.

## 2.3 FABRICATION

- A. Panels
  - 1. Aluminum extrusions fastened together forming a rigid frame.
  - 2. One set of two (2) adjustable levelling legs with 3" of adjustment per unitized frame.
  - 3. Base track, pre-assembled with frame and attached to levelling legs.
  - 4. Base track comes with flexible thermoplastic sealing strip attached.
  - 5. Sound attenuation insulation in panel cavities.
- B. Ceiling Track
  - 1. Continuous extruded aluminum designed to accept non-marring ceiling clip attachment.
  - 2. Complete with self-adhesive, closed cell, inorganic, permanently elastic, sponge type stripping, inner seals, and flexible thermoplastic outer sealing strips attached.
- C. Wall Starts
  - 1. Extruded aluminum channel designed to allow for wall length and surface variations.
  - 2. Compression member allows for the channel to be held tight to the existing wall without the use of mechanical fastening.
  - 3. Complete with self-adhesive, closed cell, inorganic, permanently elastic, sponge type stripping, inner seals and flexible thermoplastic outer sealing strips attached.
- D. Frame Connectors
  - 1. Interlocking metal clips connect the unitized frames to one another while maintaining the proper spacing.
- E. Door and Window Frames
  - 1. Factory-fabricated extruded aluminum units assembled for site installation.
  - 2. Clear anodized or powder coated in standard stocked color.
  - 3. Glazing stops to be systems aluminum snap-lock for double glazed type.
  - 4. Glazing bead to be extruded flexible plastic of proper type for glazing configuration and glass thickness.
  - 5. Swing Door frames to include continuous resilient gasket to seal door against frame.
  - 6. Door frames are pre-machined for door hardware.

7. Sliding door frame to include a flexible seal or mohair brush on 3 sides to seal door against frame, optional drop seals at floor available upon request.
8. Sliding door to include eddy current speed limiting mechanism along with soft close function integral to the sliding hardware.

F. Solid Face Panels

1. Low Pressure Laminate, High pressure laminate or veneer faced particle board.
2. Fabric or vinyl covered cork faced fiberboard panel.
3. Dry erase panels: 4mm thick back painted glass mounted onto 1/2" (13mm) MDF.
4. Powder Coated Steel Face Panels.

G. Solid Core Doors

1. 1-3/4" (45mm) thick, architectural quality.
2. Core: low density particle board.
3. Stiles: solid finger jointed pine lumber, clear grade, 2" (50mm) thick both sides; blocking added if design requires.
4. Rails: solid finger jointed pine lumber, clear grade, 2-3/8" (60mm) thick top and bottom.
5. Sub Faces: 1/4" (6mm) high density overlay for maximum durability and freedom from telegraphing.
6. Edges: 3/8" (10mm) solid wood edge matching face veneer.
7. Surface: premium face veneers or plastic laminates applied.

H. Aluminum Framed Glass Doors

1. 1-3/4" (45mm) thick, aluminum frame.
2. Capable of using 1/4" (6mm) or 3/8" (10mm) tempered glass.
3. Frame prepped for hardware.

I. Frameless Glass Doors

1. 3/8" (10mm) or 1/2" (12mm) Tempered or laminated tempered glass.
2. 3-1/2" (90mm) tall top and bottom rail system.

J. Electrical and Communication Services

1. Panels shall be fully accessible from either side to allow for direct access to clear 3" (76mm) interior cavity space.
2. Panel system to allow for wire management distribution throughout panel cavity.
3. Cut-outs in horizontal framing members to allow for easy wire management distribution.
4. Power boxes are attached to the framing structure.

## 2.4 FINISHES

A. Factory finished extruded frame components such that any part exposed to view upon completion of installation will be uniform in finish and color.

1. Clear Anodized Coating:
  - a. Architectural Class II: Comply with AAMA 611-02, AA-M12C22A31, 10 microns (0.4 mil) thickness minimum.

- B. Powder Coated Finished:
  - 1. Standard Powder Coated Finishes
    - a. Black PSL Standard Selection
    - b. White PSL Standard Selection
    - c. Other Colors available upon request

### 3. EXECUTION

#### 3.1 EXAMINATION

- A. Verify that the building conditions are ready to receive partitions and that dimensions are as instructed by the manufacturer.

#### 3.2 INSTALLATION

- A. Install partition system in accordance with manufacturer's instructions.
- B. Install ceiling track continuously and secure with non-marring attachment clips.
- C. Install wall start channels where required.
- D. Lift wall start panel frames into ceiling track and engage side extension into wall start channel. Ensure frame is plumb and level; adjust as required.
- E. Lift solid panel frames into ceiling track and place the base track so that the panel is plumb; adjust as required.
- F. Lift door or glazing frame into ceiling track and place base track or door base plates so that the frame is plumb; adjust as required.
- G. Connect the unitized frames together with joint clips to ensure proper spacing.
- H. Feed power or communication cables through framing as required.
- I. Snap on face panels as instructed by the manufacturer.

#### 3.3 ADJUSTING AND CLEANING

- A. Clean exposed frames promptly after installation, using cleaning methods recommended by frame manufacturer.
- B. Touch up marred areas so that touch-up is not visible from a distance of 4 feet. Remove and replace frames that cannot be satisfactorily adjusted.
- C. Replace damaged components with new to match.
- D. Adjust doors to operate smoothly.

#### 3.4 PROTECTION

- A. Provide protection required to assure that frames will be without damage or deterioration upon substantial completion of the project.