

# Office Demountable Partition Specifications

## General Provisions

### Descriptions of Systems:

Partitions shall be flush panel type 3-5/8" or 4-5/8" thick and heights as indicated by Architect/Engineer. All panels shall be capable of being individually re-movable from either side of wall at any location and reusable. Partition types and location shall be as shown on the drawings. Partitions shall provide a clear cavity space for electrical and mechanical devices of 2-5/8" or 3-5/8".

### Quality Assurance:

All partitions shall be installed by an authorized erector, who shall give proof of a reasonable amount of previous successful experience with the partition system.

### Product Handling:

Protection. Use all means necessary to protect partition system before, during and after installation and to protect the installed work and materials of all other trades.

## Products

### Manufacturer:

Demountable partitions shall be "NESLO" Performance Wall as manufactured by Neslo Manufacturing Co., Wolcott, Connecticut.

### Materials:

The partition system shall be truly demountable, non-progressive, salvageable system to satisfy the modular requirements of this project.

Basic member shall be an 18-gauge x 1-5/8" flange "C" shaped stud to accept drill-point screws.

Floor, ceiling and wall track shall be 20-gauge galvanized steel. All vertical "C" shaped studs up to 24 ft. high, shall be single, one-piece, unspliced studs. External horizontal moldings are to be used only where specified facing panels are not available in one-piece panels equal to partition height and must be the same moulding as vertical moulding.

### Partition Components:

Framing shall consist of the following:

- A. NESLO #T-2/T-3: Floor track 20-gauge galvanized steel.
- B. NESLO #D-2/D-3: "C" shaped 18-gauge galvanized steel studs.
- C. NESLO #MCP: galvanized steel half corner post used for the 2-5/8" system. Two are required to create the corner assembly.
- D. NESLO #SCP: Corner post, 20-gauge galvanized steel for the 3-5/8" system

Exposed trim shall consist of the following:

- A. NESLO #CWCAT: Anodized aluminum top track to receive the D-2 and 1/2" or 5/8" thick panel, on each side (for 2-5/8" system only).
- B. NESLO #FMA: Anodized aluminum batten strip.

- C. NESLO #RFBV: Rigid Vinyl insert for FMA, ICMA & OCMA.
- D. NESLO #ICMA: Anodized aluminum inside corner trim.
- E. NESLO #OCMA: Anodized aluminum for outside corner trim.
- F. NESLO #WF1/2A: Anodized aluminum wall starter trim, or top trim if applicable.
- G. NESLO #HFMA: Anodized aluminum horizontal batten strip.

### Facing Panels:

Shall be one layer of any durable panel, of either unfinished gypsum board; vinyl-covered gypsum board; MCP (Melamine) panel; or pre-painted white steel on gypsum board, ranging from 1/2" to 5/8" thick, on both sides of partition, that can be snugly retained to the stud with flush aluminum moldings, which do not protrude past face of panel more than 1/16". No exposed fastenings will be allowed. No screws, nails or other devices shall be inserted into the facing panels.

### Sound Insulation:

Shall be 2" or 3" thick x 24" wide x 48" long Acoustical Fire Batt (AFB) non-combustible, lightweight, mineral wool batt insulation as manufactured by RockWool™. Fit insulation tightly between the studs of the partitions in accordance with the manufacturer's specifications. Provide insulation for the partitions as designated by the architect.



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### **Window Units:**

Shall be flush, non-progressive unit, to fit the 2-5/8" or 3-5/8" system, using Neslo's aluminum glazing system, size as indicated on drawing. It shall have no exposed fastenings or visible glass stops. System shall provide for single or double glazing.

### **Fasteners:**

All fasteners shall be drill point screws specially designed for application of panels to metal studs, and shall be of length and pattern as recommended by Neslo Manufacturing

### **Wall Base:**

Shall be our VB-4, 4" high rigid PVC type base with horizontal insert bead to conceal the fastening screws. Applied to the bottom of the partitions in 10' lengths. Color: Black, Brown or Grey.

### **Door Units:**

#### Door Frame – Steel:

Shall be 16-gauge hollow metal 3 pc knock-down, wrap-around, friction-fit type, size as indicated on drawing, with three 4-1/2" hinge prep and ASA strike prep. Frames shall be installed **PLUMB AND LEVEL**, anchored to the floor and to the 18-gauge door stud on each side.

#### Door Frame – Aluminum:

(3-5/8" system only)  
Shall be .110" thick extruded aluminum alloy material (6063-T5), with clear anodized finish, 1-3/4" wide x 4-1/2" deep x size of opening as indicated on drawing. Frame shall have snap-on stops, threshold, and prepped for two (2) 4-1/2" hinges and deadlock strike. Frames shall be installed plumb and level and anchored to the 18-gauge door studs on each side.

### Doors-Wood:

Shall be 1-3/4" thick using solid wood core, unfinished birch or oak veneer (unless specified with finish) prepped for three hinges and #161 lock prep, Vision lights are optional.

### Doors-Aluminum:

#### (3-5/8" system only)

Shall be 1-3/4" thick, .110" thick extruded aluminum alloy material (6063-T5), narrow stile, full glazed type with clear anodized finish. Door includes two (2) 4-1/2" ball-bearing type hinges, standard push/pull hardware, and cylinder type deadlock. Option: 1/4" thick lower aluminum panel with stucco finish, instead of full glass type, is available. NOTE: Glass to be furnished and installed by others.

### Doors-Steel:

Shall be 1-3/4" thick, 18-gauge hollow metal flush type, honeycomb core, factory primed and prepped for hinges and lockset. Vision lites, such as 12" x 12", 5" x 20", or 24" x 30" with clear safety glass inserts, are optional. Doors shall be hung on frames with three (3) 4-1/2" ball-bearing type hinges, US26D finish.

### **Other Materials:**

All other materials, not specifically described, but required for a complete and proper installation of partition should be new, first quality of their respective kinds, in strict accordance with the recommendations of Neslo Manufacturing.

### **Partition Erection:**

#### **Studs and Runners:**

Layout of partitions shall be **square, level and plumb**. Ceiling and floor runners shall be securely attached without damage to the structure.

### Panels:

Install panels, steel studs and trim members in accordance with Neslo Manufacturing's recommendations. Partition contractor must verify that additional material will be available in 6-8 working days from receipt of written order for changes and additions to base contract. Install all panels **PLUMB, LEVEL AND SQUARE** with all vertical joints on bearing stud. Conceal all connections to walls, floors, ceiling and connections between gypsum panels. Install all aluminum trim in strict accordance with Neslo Manufacturing's recommendations, paying attention to make all trim **PLUMB, LEVEL, AND TRUE-TO-LINE**, with firm attachment to supporting members. All cutouts for electrical and mechanical devices within the partition shall be the responsibility of the partition contractor. Doors, frames, hardware and baseboard shall be installed by the partition contractor.

**No limitation, exceptions or exclusions regarding (1) Materials, (2) Engineering Properties, (3) Gauges, (4) Finishes, (5) Availability, and/or (6) Method of Installation, shall be made in the ultimate conformance with the above conditions.**

