SECTION 08 71 00 – DOOR HARDWARE

PART 1 – GENERAL

1.1 RELATED SECTIONS

A. Section 06 10 00 – Rough Carpentry: Framing, blocking, and structural support required for pocket-door track and frame and swing doors.

B. Section 08 14 16 – Flush Wood Doors: Solid-core flush painted doors.

C. Section 09 29 16 – Gypsum Board Assemblies: Pocket wall construction and finishes and swing door frame and finishes.

1.2 SUMMARY

A. Provide complete heavy-duty pocket-door hardware systems for solid-core bathroom pocket doors, including track, hangers, pocket frame components, guides, stops, pull handles, privacy locking hardware, and accessories.

B. Hardware shall provide stable, durable, quiet, and low-force operation appropriate for repeated use in occupied residential apartments.

1.3 REFERENCES

A. BHMA – Builders Hardware Manufacturers Association standards applicable to sliding-door and door hardware.

B. Applicable accessibility requirements governing operable parts and door opening force.

C. Hardware manufacturers published installation and maintenance instructions.

1.4 SUBMITTALS

A. Product Data: Manufacturer data for track, hangers, pocket frame, guides, stops, pulls, privacy lock, fasteners, and accessories.

B. Hardware Schedule: Identify each opening, hardware set, finish, door weight rating, and accessories.

C. Shop Drawings: Pocket framing, track support, door clearances, hardware locations, door projection from pocket, service access, and coordination with adjacent construction.

D. Maintenance Data: Adjustment, replacement parts, cleaning, and service procedures.

1.5 PERFORMANCE REQUIREMENTS

A. Pocket-door system shall be commercial/heavy-duty, top-hung construction suitable for 1-3/4-inch solid-core wood doors and frequent residential use.

B. Minimum hardware system capacity: 200 lb per door. Basis-of-design track system is rated for doors up to 400 lb.

C. Provide ball-bearing rollers, rigid track, anti-jump construction, and positive guides to minimize lateral movement and maintain alignment.

D. Door shall operate smoothly without binding, excessive force, rattling, or contact with pocket framing.

E. Hardware and pulls shall be arranged so the door remains operable without tight grasping, pinching, or twisting of the wrist to the extent practicable for the selected hardware configuration.

1.6 QUALITY ASSURANCE

A. Obtain track, hangers, pocket-frame components, guides, stops, and coordinated accessories from one manufacturer where practical.

B. Installer shall be experienced with heavy-duty pocket-door systems and solid-core wood doors.

1.7 DELIVERY, STORAGE AND HANDLING

A. Deliver hardware in manufacturers original labeled packaging.

B. Protect polished chrome and other exposed finishes from scratching, staining, and construction damage.

PART 2 – PRODUCTS

2.1 HEAVY-DUTY POCKET-DOOR TRACK AND FRAME

A. Johnson Hardware 200PD heavy-duty pocket-door hardware with 2000 Series pocket-door frame or approved equal.

1. Track: Heavy-duty extruded aluminum I-beam track designed to resist deflection under full door load.
2. Hangers: Minimum two adjustable multi-wheel hanger assemblies with nylon-encapsulated sealed ball-bearing rollers and anti-jump or jump-resistant design.
3. Capacity: Track and hanger system rated not less than 200 lb per door; basis-of-design system rated up to 400 lb.
4. Pocket Frame: Heavy-gauge galvanized steel split studs and framing components designed to resist bowing, twisting, and lateral movement of pocket walls. Basis-of-design 2000 Series uses 18-gauge galvanized steel split studs.
5. Guides: Adjustable floor or concealed bottom guides arranged to prevent lateral movement, rattling, or door contact with pocket framing.
6. Stops and Bumpers: Adjustable positive stops and resilient bumpers at fully open and fully closed positions.
7. Serviceability: Track and hanger components shall remain accessible for adjustment and replacement without demolition of permanent wall construction.

2.2 POCKET DOOR DOUBLE-SIDED PULL HANDLES

A. Sure-Loc 12-inch Polished Chrome Sliding Door Modern Double-Sided Ladder Barn Door Handle, Pair, or approved equal.

1. Configuration: Provide matching ladder pull on each face of door as a coordinated pair.
2. Nominal Length: 12 inches.
3. Finish: Polished Chrome.
4. Mounting: Through-bolted or manufacturer-approved concealed fastening suitable for specified solid-core door and repeated pulling loads per manufacturer recommendations.
5. Locate pulls to provide comfortable grasping from standing and seated positions and coordinate with privacy lock and door edge clearances.
6. Door shall project from pocket sufficiently in fully open position so both pull handles remain completely outside the pocket and fully graspable on both faces.

2.3 POCKET DOOR PRIVACY LOCKING HARDWARE

A. Emtek Narrow Modern Rectangular Pocket Door Mortise Lock, Privacy Function, Polished Chrome, or approved equal compatible with specified 1-3/4-inch solid-core door.

B. Function: Provide bathroom-side privacy control and exterior emergency-release capability permitting access without damage to door or hardware.

C. Privacy lock shall operate independently from ladder pull handles and shall not interfere with pocket-door track, hangers, guides, stops, or pull mounting.
D. Provide complete mortise lock body, trim, strike, privacy control, emergency-release component, and required fasteners.
E. Finish: Polished Chrome to coordinate with specified ladder pulls and bathroom hardware.
F. Coordinate final selected privacy control for ease of use by residents with limited hand strength or dexterity. Avoid hardware requiring tight grasping, pinching, or twisting where an equivalent accessible control is available.

2.4 POCKET DOOR: SOFT-OPEN/SOFT-CLOSE ACCESSORY
A. Where indicated or accepted by Owner, provide manufacturer heavy-duty soft-open/soft-close accessory compatible with actual door weight and width.
B. Basis of Design: Johnson Hardware 200PDSC or approved equal when compatible with door size and required operating force.
C. Soft-close device shall not increase operating force beyond applicable accessibility requirements.

2.5 POCKET DOOR: FASTENERS AND ACCESSORIES
A. Provide manufacturer recommended brackets, anchors, fasteners, spacers, guides, stops, bumpers, and accessories required for a complete installation.
B. Fasteners exposed to view shall match or closely coordinate with adjacent hardware finish.

2.6 SWING DOORS: STANDARD LEVER HARDWARE
A. For Bathroom Entry Swing Doors:
1. Manufacturer: Schlage or Approved Equal
2. Model: Privacy Lever Locksets
3. Series: F-Series, Elan Lever
4. Function: Bathroom Passage – Locking
5. Manufacturer Part Number: F40 ELA 625
6. Finish: Chrome
7. ADA Compliant
8. Include Pin Key
9. Provide complete lever set, latch, strike, and required mounting hardware.

B. For Bathroom Closet Swing Doors (reversed swing in existing frame): Closet Door Passage Lever Set
1. Manufacturer: Schlage or Approved Equal
2. Model: Passage Lever – Closet
3. Series: F-Series, Elan Lever
4. Function: Hall & Closet Passage – Non-Locking
5. Manufacturer Part Number: F10 ELA 625
6. Finish: Chrome
7. ADA Compliant
8. Provide complete lever set, latch, strike, and required mounting hardware.

2.7 SWING DOORS: HINGES
A. Manufacturer: Advantage or Approved Equal
B. Model: 4” Residential Grade Plain Bearing Hinge 5/8” Round Corners

C. Model Number: 7665
D. Size: 4” x 4”
E. Number of Holes: 8
F. Gauge of Metal: .087”
G. Wood Screw Size: #9 x 1” or #9 x ¾”
H. Finish: Bright Chrome
I. Advantage RHPB405 Door Hinge Template

2.8 Millwork / Cabinetry Hardware – Bathroom Storage Cabinet
A. Manufacturer: Amerock or Approved Equal
B. Model: 30 ¼” Centers European Bar Pull
C. Model Number: BP1901926 / Item Number: AME-61422
D. Overall Dimensions: Centers: 30 1/4" (768mm), Length: 33 2/5", Width: 15/32", Projection: 1 3/8"
E. Screw Size: 8-32
F. Base Material: Carbon Steel
G. Finish: Polished Chrome

PART 3 – EXECUTION

3.1 EXAMINATION
A. Verify opening dimensions, structural support, framing, finished wall thickness, door size, door weight, and adjacent conditions before installation.
B. Verify pocket is free of piping, wiring, fasteners, blocking, or other construction that could interfere with door travel.
C. Verify swing door width as part of existing conditions and hollow frame to match existing.
C. Do not proceed until unsatisfactory conditions are corrected.

3.2 INSTALLATION
3.2.1 Install hardware in accordance with manufacturers written instructions and approved shop drawings.
3.2.2 Install track straight, level, rigid, and securely anchored to structural framing. Do not support track solely from gypsum board or finish materials.
3.2.3 Install pocket frame plumb and true with sufficient rigidity to prevent wall flexing or contact between finished wall surfaces and moving door.
3.2.4 Adjust hangers and guides so door travels freely without binding, rubbing, excessive lateral movement, or rattling.
3.2.5 Set fully open stop so door remains projected from pocket sufficiently to provide full hand clearance around both Sure-Loc 12-inch ladder pulls.
3.2.6 Do not permit pull handles to enter pocket or contact jamb, trim, wall finish, or pocket framing in any door position.
3.2.7 Coordinate privacy lock location with ladder pulls. Confirm privacy function and exterior emergency release operate freely in closed position.
3.2.8 Coordinate pocket framing and hardware with plumbing, electrical work, grab-bar blocking, accessories, and adjacent bathroom construction.

3.3 ADJUSTING

3.3.1 Adjust track, hangers, guides, stops, privacy lock, and pulls for smooth, stable operation and proper alignment.
3.3.2 Verify door remains stable when operated from either face using ladder pulls.
3.3.3 Verify lock engages positively and exterior emergency release functions as intended.
3.3.4 Correct binding, excessive operating force, rattling, misalignment, finish damage, or interference before Substantial Completion.

3.4 CLEANING AND PROTECTION
3.4.1 Clean exposed hardware using manufacturer-approved methods and materials.
3.4.2 Protect hardware finishes from damage during remaining construction.
3.4.3 Replace damaged or defective hardware before Substantial Completion.

END OF SECTION