

SECTION 01 35 16

ALTERATION PROJECT PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Products and installation for patching and extending Work.
- B. Transition and adjustments.
- C. Repair of damaged surfaces, finishes, and cleaning.

1.2 RELATED SECTIONS

- A. Section 01 73 29 - Cutting and Patching:
- B. Section 01 50 00 - Construction Facilities and Temporary Controls: Temporary enclosures, protection of installed work, and cleaning during construction.
- C. Section 02 41 19 - Minor Demolition for Remodeling: Removal and storage of products to be reinstalled by this section.

PART 2 PRODUCTS

2.1 PRODUCTS FOR PATCHING AND EXTENDING WORK

- A. New Materials: As specified in product sections; match existing Products and work for patching and extending work.
- B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing Work as a standard.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that demolition is complete, and areas are ready for installation of new Work.
- B. Beginning of restoration Work means acceptance of existing conditions.

3.2 PREPARATION

- A. Cut, move, or remove items as necessary for access to alterations and renovation Work. Replace and restore at completion.

- B. Remove unsuitable material not marked for salvage, such as rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specified for finished Work.
- C. Remove debris and abandoned items from area and from concealed spaces.
- D. Prepare surface and remove surface finishes to provide for proper installation of new work and finishes.
- E. Close openings in exterior surfaces to protect existing work and salvage items from weather and extremes of temperature and humidity. Insulate ductwork and piping to prevent condensation in exposed areas.

3.3 INSTALLATION

- A. Coordinate work of alterations and renovations to expedite completion to accommodate Owner occupancy.
- B. Remove, cut, and patch Work in a manner to minimize damage and to provide a means of restoring Products and finishes to specified condition in accordance with Section 01 73 29.
- C. Refinish visible existing surfaces to remain in renovated rooms and spaces, to specified condition for each material, with a neat transition to adjacent finishes in accordance with Section 01 73 29.
- D. In addition to specified replacement of equipment and fixtures restore existing plumbing, heating, ventilation, air conditioning, electrical, fire alarm, fire suppression, and communications (fiber and data) systems to full operational condition.
- E. Recover and refinish Work that exposes mechanical and electrical work exposed accidentally during the work.
- F. Install Products as specified in individual sections.
- G. Any utility line serving existing mechanical or building equipment that is to remain in operation and is required to be temporarily removed because of the remodeling process or interference with new items to be installed shall be logically re-routed to provide continued utility service for the effected equipment. It will be the contractor's responsibility to obtain Architect's approval and coordinate rerouting and reconnection to equipment. There will be no extra cost involved with the removal, rerouting, and reconnection of these utility lines.

3.4 TRANSITIONS

- A. Where new Work abuts or aligns with existing, perform a smooth and even transition. Patch Work to match existing adjacent Work in texture and appearance.

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- B. When finished surfaces are cut so that a smooth transition with new Work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect/Engineer.

3.5 ADJUSTMENTS

- A. Where removal of partitions or walls results in adjacent spaces becoming one, rework floors, walls, and ceilings to a smooth plane without breaks, steps, or bulkheads.
- B. Where a change of plane of 1/4 inch or more occurs, submit a recommendation for providing a smooth transition for Architect/Engineer review.
- C. Trim existing doors as necessary to clear new floor finish. Refinish the trim as required.
- D. Fit work at penetrations of surfaces as specified in Section 01 73 29.

3.6 REPAIR OF DAMAGED SURFACES

- A. Patch or replace portions of existing surfaces that are damaged, lifted, discolored, or show other imperfections.
- B. Repair substrate prior to patching finish.

3.7 FINISHES

- A. Finish surfaces as specified in individual Product sections.
- B. Finish patches to produce uniform finish and texture over the entire area. When the finish cannot be matched, refinish the entire surface to nearest intersections.

3.8 CLEANING

- A. In addition to cleaning specified in Section 01 77 00, clean Owner-occupied areas of work.

END OF SECTION

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