

Specifications

1.1 Structure

Please provide a (W) x (L) x (H) modular structure manufactured by United Partition Systems, Inc. or equal.
System to be shipped K.D. with all hardware for onsite assembly.

MATERIALS

2.1 Wall System –

Wall system shall be United Partition UL Classified 4" system, combustible or non-combustible. Standard panels shall be interchangeable and will consist of an insulated rigid polystyrene core permanently laminated between two vinyl finished gypsum or hardboard sheets. The panels shall be fully fabricated at the factory for easy installation. No splicing shall be necessary for any panels under 10' total height. Standard wall finish is vinyl with optional make-up available (i.e. FRP, painted Aluminum (required for outdoor applications), or custom finishes.

2.2 Base Channel

The base channel shall be anodized aluminum and shall be anchored at a minimum of 48" O.C. with 1/2" x 3-1/2" minimum embed wedge anchor, or 12" O.C. with appropriate fastener into wood floor, metal deck, or concrete. Anchors to be supplied by installer.

2.3 Raceway Posts

Vertical Raceway posts shall serve as electrical raceways accommodating electrical, data or phone wiring. Raceway Posts shall be anodized aluminum framing channels with minimum temper strength of 6063-T6. The raceway shall bear a UL Classified sticker and conform to all UL reports and be UL Classified per NEC 2019 edition. Light switches and duplex outlets will come factory wired in the post.

2.4 Standard H-Post Connector

All panels to receive complete anodized framing. Where electrical is not required, the standard H-post connector will be used providing a slim-line connection from panel to panel.

2.5 Wallstart Post Connector

Where a connection from modular wall system to existing wall (or panel to perpendicular modular wall) is required, this U-shaped connecting post used. Fasteners secure the post to the existing wall and will be concealed with the installation of the modular panel.

2.6 Top Cap Channel

Anodized aluminum top cap shall be installed securely on the top of the wall system. This channel shall provide a smooth clean finish where the wall system and roof or ceiling come together.

2.7 Windows

Windows shall be installed in wall system per customer requirement. The standard window glass shall be a minimum 3/16" thick clear, tempered safety glass pre-installed in an anodized aluminum frame. Windows shall be a nominal 40 inches in height and extend across the full width of its panel. The window sill height shall be 38 inches from the floor. Available glass options include Dual Pane tempered glass, Laminated glass, and tinted glass. Optional horizontal sliding windows are also available and shall be provided with Dual Pane tempered glass.



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2.8 Doors

All door panels shall be pre-cut and framed at the factory for simple field installation. Doors shall be a nominal 36 inches wide by 80 inches high (3068) and have thickness of 1-3/4 inches.

Solid core wood doors are standard for superior wear, sound and thermal control.

All doors to include a lever lockset to comply with ADA requirements.

Optional door types are available in Hollow core wood, 20 ga Steel (painted), or special order finish per customer request. (6068) Double doors are available in all types.

2.8.1 Door Lite / Window In Door

The upper half of the door is available with a vision window. The window shall be 20" x 24", minimum 3/16" thick clear tempered safety glass. Rubber gasket shall seal window from the inside of all openings

2.9 Roof Deck

The standard roof for interior applications shall consist of a galvanized roll-formed ribbed steel interlocking panel. The roof deck panels shall be a minimum of 22 gauge thickness. Panels shall be designed to achieve optimum structural efficiency. The roof deck shall span the full length and width of the enclosure and shall conform to local building dept requirements for live / dead loads and Seismic requirements. This roof system makes the modular structure self-contained, without the need to connect ceiling or lights to existing warehouse roof above.

2.9.1 Load Bearing Roof Option

A Load Bearing Roof option is available for the purpose of storage or adding a second level room. The typical system shall consist of structural steel I-Beams supported by United Partition's UL Classified Raceway and galvanized roll-formed ribbed steel interlocking panel deck. The steel deck panels shall be a minimum of 22 gauge thickness with a minimum 3/4" T & G decking overlay. The Load Bearing roof system shall conform to local building dept requirements for live / dead loads and Seismic requirements. Standard storage load design is 125 psf. Standard second level design for rooms above is 75 psf.

2.9.2 Exterior Panelized Roof

Exterior structures shall be provided with an insulated weather tight roof system.

The Exterior Panelized roof shall consist of min 3" (R-15) insulated interlocking panels. The panels shall be aluminum faced, minimum of .024 inch thickness, with a white baked on enamel finish. Panels shall be of a 1lb density EPS core and provide a class A fire rating. The roof shall span the full length and width of the enclosure with a standard 12" overhang. The system shall conform to local building dept requirements for live / dead loads and Seismic requirements.

3.0 Ceiling

An acoustical T-bar ceiling system shall be suspended from the roof deck (or existing overhead support where roof deck is not used) and be supported by the perimeter walls, or in accordance with the manufacturer's standard installation procedures. The suspended ceiling shall consist of white enameled T-bar ceiling grid, hung with hanger tabs and 12 gauge wires, and hold mineral fiber tiles with a random-fissured finish. The ceiling panels shall be 2 feet wide by 4 feet long by minimum 5/8-inch thick lay-in acoustical panels or equivalent. The ceiling structure shall meet UL Class A Fire Rating with 0-25 flame spread. The T-bar ceiling grid shall provide support for the light fixtures and shall be supported at each corner of each light fixture.



3.1 Cleanroom Ceiling

Cleanroom ceilings shall be suspended from the roof deck (or existing overhead support where roof deck is not used) and be supported by the perimeter walls or in accordance with the manufacturer's standard installation procedures. The suspended ceiling shall consist of white enameled T-bar ceiling grid, hung with hanger tabs and 12 gauge wires, and hold a non-shedding vinyl clad gypsum tile. The ceiling panels shall be 2 feet wide by 4 feet long. The ceiling structure shall meet UL Class A Fire Rating with 0-25 flame spread. The T-bar ceiling grid shall provide support for the light fixtures and shall be supported at each corner of each light fixture. For more stringent applications a gasketed ceiling grid will be used.

3.2 Heat / Air Conditioner and Opening

Appropriate size wall mounted HVAC unit shall be provided in accordance with all local mechanical codes. A Heating/Ventilation/Air Conditioner (HVAC) panel shall be located per customer. The HVAC opening shall be factory cut and framed to support a minimum 150 lb. wall mounted HVAC unit and shall be trimmed with aluminum framing. There shall be at least 60 inches between the floor and the bottom of the HVAC opening.

3.3 Light Fixtures

Light fixtures shall be 2 feet wide by 4 feet recessed lay-in LED flat panel light fixtures. The appropriate quantity of light fixtures shall be located in the ceiling such that a minimum of 50-foot candles lighting at a height of 3 feet from the floor is evenly maintained throughout the modular office.

3.4 Light Switches

A light switch shall be provided at each doorway, flush mounted in a UL Classified Raceway. Light switches shall be conveniently placed for easy access. Light switches shall be located 42 inches in height from the floor. Light switches shall be ivory or white in color and will be provided with cover plate. Light switches shall conform to the National Electric Code.

3.5 Electrical Outlets

Wall outlets shall be standard 110-volt AC duplex outlets, installed flush mounted into a UL Classified Raceway. Wall outlets shall be located as shown on drawings. Wall outlets shall be a nominal 18 inches in height from the floor. A 230-volt outlet shall be installed near the HVAC opening at a height of at least 60 inches to interface with the HVAC power cord. Outlets shall be ivory or white in color and will be provided with cover plate. Outlets shall conform to the National Electric Code.

3.6 Freight

Please provide freight to the project location. This shall include all freight charges from the manufacturing location to the project address. This shall include all charges for freight, damage, insurance, fuel surcharges and any other costs that may be incurred. This does not include unloading at the destination facility.

3.7 Warranty

All materials shall be guaranteed to be free of manufacturing & workmanship defects for a period of one year from the date of shipment. For items not manufactured by United Partition Systems, the manufacturer's warranty applies. Installation is not covered under warranty unless provided by United Partition Systems.