



Precision Walls, Inc.  
1230 NE Maynard Rd.  
Cary, NC 27513

**Specification Section 10 22 19**  
**Demountable Partitions/Movable Partitions**

**I. General**

**1.1 Description of the work**

- A. The extent of the demountable gypsum panel partition work is as shown on the drawings, and as specified herein. Furnish and install labor, materials and equipment to complete the installation of a demountable gypsum panel partition system, including pre-wrapped gypsum board panels, aluminum framing components, aluminum door frames, glass framing sections, aluminum ceiling runners, metal floor tracks, and sound insulation.
- B. Related work requirements specified elsewhere.
  - 1. Wood Doors – Section 08 14 00
  - 2. Builders Hardware – Section 08 71 00
  - 3. Glass and Glazing – Section 08 81 00
  - 4. Gypsum Board & Metal Studs – Section 09 29 00
  - 5. Acoustical Ceilings – Section 09 51 00
  - 6. Resilient Base – Section 09 65 00
  - 7. Carpet – Section 09 68 00
  - 8. Vinyl Wall covering – Section 09 72 00
  - 9. Electrical conduit and boxes – Division 26
- C. System Description and Performance
  - 1. SUPERWALL® 375 /487 Series Movable Partition System as distributed by Precision Walls, Inc. and capable of rearrangement with reusable components.
  - 2. Partition installed to ceiling height.
  - 3. Partition to be a non-progressive in disassembly.
  - 4. 3¾" / 4⅞" overall partition thickness, with a 2½" / 3¾ wall cavity
  - 5. Vinyl covered gypsum panels of 24" / 48" width.
  - 6. Vertical beveled edge gypsum panel joints, with no batten strips.
  - 7. 36 STC without insulation, 45 STC with insulation.
  - 8. 1-hour fire rated and tested assembly including fire hose stream test as required.

**1.2 Quality Assurance**

- A. Provide a complete demountable gypsum panel partition system from single firm specializing in the production of this type work. For the purpose of designating type and quality for the work under this Section, drawings and specifications are based on products manufactured by Precision Walls, Inc.
- B. Partition Contractor shall currently be an approved installer of the manufacturer. Partition Contractor shall use only skilled craftsman, trained and experienced in the specialized materials and methods of the system specified.
- C. **Mockup**
  - 1. Construct mockup of partition system, as directed by the architect.
  - 2. Locate mockup on site; mockup may be incorporated into the work.
  - 3. Approved mockup shall constitute minimum standard of quality for completed work.

### 1.3 Submittals

#### A. Manufacturer's Data

1. For information purposes, submit two (2) copies of manufacturer's standard details, materials, components, finishes and installation instructions.
2. Partition Contractor shall prepare and submit to the architect shop drawings showing details of the building and their relationship to partition components, including connections to floors, ceilings, adjacent work, and other conditions of the partition system. All shop drawings shall be submitted for approval no later than two (2) weeks after award of contract.
3. Provide test data for fire rated partitions for the specific system being supplied.

#### B. Samples

1. The architect reserves the right to request a full size cut away section of the partition system with its' finishes and major components to be submitted for approval.
2. 5" x 7" sample of vinyl wall covering for demountable partition.
3. Aluminum door frame and glass framing components in specified color and finish.

**Note:** For products to be furnished under this contract but specified in related sections Follow submittal requirements indicated in product specification section.

### 1.4 Environmental Conditions/Delivery/Storage

- A. Demountable partition materials shall be delivered and stored only when enclosed, weather tight and secure storage area is provided. Temperatures within the building shall be above a constant minimum of 55 degrees Fahrenheit during storage and erection of partition system. When required, heat and/or ventilation shall be furnished by the general contractor. Erection shall not begin until exterior walls and glazing or temporary covering of exterior openings provided complete protection from outside weather. Conditions shall be maintained throughout the installations that approximate those of a completed building. Gypsum panels shall not be stored where they will be subjected to continuous or extreme exposure to excess moisture or temperature extremes.
- B. Inspect partition components upon delivery for damage. Minor damage may be repaired provided the finishes are equal in all respects to the new work and acceptable to the architect.

### 1.5 Warranty

Provide manufacturer's standard warranty of no less than one year.

## II. Products

- 2.1 Manufacturers listed below are approved for pre-bid submittals. Other manufacturers providing products and work of equal specifications will also be considered if all other qualification requirements are met.  
SUPERWALL® 375 or 487 Series Movable Partitions System as distributed by Precision Walls, Inc., Raleigh, North Carolina  
Contact – Precision Walls, Inc. Ty Routten (919)832-0380

- 2.2 Provide demountable gypsum partitions of the size, materials, and finishes indicated. Partition is to be complete with concealed floor runner, pre-finished ceiling channels, aluminum door and glazed opening frames, vertical support framing, anchorages, wall sound insulation (where indicated), and accessories for a complete system installation.

### 2.3 Materials

- A. **Panels:** One piece, full height, 5/8" thick, 24" / 48" wide fire code beveled edge gypsum Panels pre-wrapped with vinyl covering as specified herein. Furnish unfinished panels where paint finish is specified.
- B. **Ceiling Channels:** Inverted "U" channel of extruded aluminum screw attached/clipped directly to ceiling grid. Finish shall be either factory painted bronze, gray, black, white, or

- clear. Custom finish colors may be required as selected by the architect at a later time.
- C. **Concealed Runners and Framing:** Manufacturer's standard 2½" or 3 5/8" 25 gauge galvanized metal track for floor runner. Provide 2½" or 3 5/8" factory black faced galvanized steel H-studs to de-emphasize panel joints with 1" wide flanges. H-studs shall be placed at each panel joint. Studs shall be of type that will allow erection of only one side of the partition, if necessary, and the removal/replacement of any wall panel.
  - D. **Spring Steel Clips:** Clips shall be fabricated from .19" thick cold rolled annealed spring strip steel, heat treated and plated with dull black phosphate coating. Clips shall hold panels securely to H-studs. Clip design shall permit panels to engage the studs by sliding action parallel to the wall or pushing action perpendicular to wall. Clips shall allow for the removal of any panel. Panels shall be secured to H-studs with clips spaced at 18" on center for non-rated partitions.
  - E. **Frames:** Extruded aluminum components are to be provided for door frames, cased openings. Door frames are to be ceiling height and full mortised to receive finish hardware and 1¾" doors. Finish being the same as for ceiling channel. Provide concealed connectors, anchors, and fasteners as required for rigid, secure and complete framing system. For glazed openings, provide glazing bead for proper installation of glass by others. Partition contractor shall have the capability to manufacture door frames for changes in scope during the wall system installation to avoid prolonged delivery times.
  - F. **Sound Attenuation Fire Blankets:** 1½" x 24" wide Semi-rigid mineral fiber without membrane, FS HH-I-521, Type I, by United States Gypsum Company or equal. Install full height in walls as designated on plans for STC 45.
  - G. **Vinyl Wall Covering:** The demountable partition contractor shall supply vinyl wall coverings laminated on partition panels. Vinyl covering for all demountable partitions shall be a minimum of .0006 mil, maximum .008 mil vinyl film, Class A, Flame Spread-of not more than 25. Adhesive shall be the type recommended by the wall covering manufacturer to suit the application to relevant substrate. Lamination of vinyl film coating shall be performed off-site in manufacturing facility of the partition contractor.

### III. Execution

#### 3.1 General

- A. Examination of conditions and layout
  1. Installer must examine the areas and conditions under which the demountable gypsum panel partitions are to be installed. Verify the finish installation height created by the acoustical ceiling to insure that fabricated demountable partition components can be universally relocated within the building without alteration. Notify the general contractor in writing of conditions detrimental to the proper and timely completion of work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the partition installer.
  2. Prior to the start of the demountable partition work, meet at the project site with the architect and general contractor to review areas of potential interference and resolve conflicts before proceeding.
- B. **Construction Sequence:** In order to achieve the maximum future flexibility and reuse of panels and components the general contractor and affected subcontractors are to follow the construction sequence below:
  1. Ceiling grid is to be installed after above-ceiling rough-in work is complete. Air devices, and light fixtures are to be installed. Environment of areas shall be maintained as if building should be occupied.
  2. All gypsum board on walls and columns shall be installed and finished as specified. If vinyl wall covering is the specified finish, it shall be hung prior to demountable partition.
  3. Installation of demountable ceiling channel can begin to avoid damage to installed work, as well as electrical rough-in as described below.
  4. After installation of ceiling channel, and electrical rough-in, carpet or floor finish shall be installed prior to the erection of the partition panels.
- C. **Sequence of Electrical Work:** In general the following construction sequence is to be followed in connection with electrical work within the demountable partition.
  1. Demountable partition contractor installs the ceiling runner in all locations.

2. Electrical contractor cuts holes in the ceiling runner and hangs flexible electrical conduit and boxes down to the correct height for the finished partition, taking care not to damage acoustical ceiling grid.
3. Demountable partition contractor completes the installation of floor runner, studs, and gypsum panels on both sides of wall.
4. Electrical contractor returns and cuts openings for switches, and wall outlets and secures same to gypsum panels. NOTE: Demountable partition contractor shall provide ten (10) extra panels to serve as replacement panels should there be any damage during this operation. Wiring and installation of devices can then be completed independent of demountable partition operation.

### **3.2 Installation**

- A. Install partitions and framing for doors and glazed panels rigid, level, plumb and in alignment with all components secured together in accordance with the manufacturer's instructions.
- B. Attach ceiling channels to ceiling grid with screws/clips. Install wood shims where necessary to allow acoustical ceiling grid to pass over the ceiling runner rather than come in contact with it. Wood shims shall be of the same dimension as the depth of the "tegular" edge of the acoustical tile. Ceiling runner shall have continuous and positive gasket seal to prevent light and sound transmission at acoustical ceiling, and other smooth abutting surfaces. Care should be taken not to disturb the alignment of the ceiling grid during this operation.
- C. Install floor track with grippers to carpeted floors with power actuated drive pins. At a minimum, attach to floor at partition corners and door frames.
- D. Provided additional vertical supports within partition cavity as needed to support wall hung items. Use 2½" 20ga or 18ga conventional metal studs at 24" on center where designated on plans.
- E. Attach demountable partition panels to floor track with 1-1/8" drywall screws. A minimum of two screws per panel is required.

**End of Section**