

What you need to know about the three parts of a specification

Anyone who has ever written a specification for door hardware knows it can be a tedious task. Code requirements that apply to door openings are constantly changing and can vary between jurisdictions. Without specific details, you risk not getting what you need to ensure an opening operates exactly as intended.



T.J. Gottwalt, AHC/CDC, FDAI, CCPR, a specification manager with Allegion, shares some of the “must-includes” for each of the three parts of a door hardware specification section: Part 1 – General, Part 2 – Products, and Part 3 – Execution.

Each section, Gottwalt says, is essential to specifying door hardware. “There’s a misconception that door hardware only applies to Part 2 of the specification,” he says. “That’s incorrect, though. Each part is essential to ensuring hardware is specified, applied and functioning in the exact manner you intend.”

Below is a summary of each section and the items Gottwalt says should always be considered.

Part 1: General

“Part 1 of the specification section is primarily procedural in nature,” Gottwalt explains. “It really lays out the general requirements for the door hardware and specific requirements that address the entire section.”

PART 1 MUST-INCLUDES:

- **Specific submittal requirements** of the items you want submitted, such as riser diagrams or the hardware schedule in vertical format.
- **Requirements for specific items you want included in the hardware submittals**, such as operational descriptions for any hardware groups containing electrical hardware.
- **Specific warranty requirements** unique to the door hardware.
- **Contract closeout submittals**, such as final hardware schedule, final keying schedule, as-installed wiring diagrams for each power-connected opening, installation instructions, and operating and maintenance manuals.
- **Quality assurance requirements for manufacturers, suppliers and installers that are acceptable.** Also, if there are specific regulatory requirements or accessibility codes to be complied with, this is the place to state them.



Part 2: Products

“Part 2 is all about the products,” Gottwalt says. “It’s about everything that is part of an opening—every opening throughout a building. Needless to say, it’s the one part of the door hardware specification section that requires the most editing.”

PART 2 MUST-INCLUDES:

- **Paragraphs describing the specific requirements (performance, certifications and standards) for each product:** locks, exit devices, door closers, hinges, door stops, electric strikes, etc.
- **Detailed description of each product and how it is to be applied.** “For each product, there is generally a paragraph description outlining exactly what should be used, including the brand, finish, product or series number, and how they are to be applied to a particular opening,” explains Gottwalt.

Example:

LOCKSETS – CYLINDRICAL

1. **Cylinders:** Manufacturer’s high security 6-pin, meeting the requirements of UL437.
2. **Backsets:** 2-3/4 inches.
3. **Strikes:** Provide wrought boxes and strikes with proper lip length to protect trim, but not to project more than 1/8 inch beyond trim, frame or inactive leaf. Where required, provide open back strike and protection to allow practical and secure operation.

Helpful Hint: Often, an owner or architect will request a few competitive brands to be listed for a product. Gottwalt says that if you are truly looking for three competitive options, make sure the brands listed are not all owned by the same parent company.

Part 3: Execution

“This is where you get down to the nitty-gritty of how you want all the door hardware installed,” Gottwalt says.

PART 3 MUST-INCLUDES:

- **Examination for adverse conditions.** “This describes how the doors, frames and related items will be examined for conditions that would prevent the proper application of finish hardware,” he explains.
- **Installation of hardware.** Generally, installation is specified in accordance with the hardware schedule and manufacturing instructions. Additional instructions may be included. Example: Set units level, plumb and true to line and location. Adjust and reinforce attachment to substrate as necessary for proper installation and operation.
- **Field quality control post installation.** “During this stage, a qualified hardware consultant checks the installation to determine the proper application of finish hardware according to schedule,” he says.
- **Plans for adjusting, cleaning and protection.** Prior to turning over a facility to the owner, the hardware receives cleaning, final adjustments, including any repairs or replacements, and is properly protected until the project is deemed complete.

The spec writing process for door hardware can be a complicated one, particularly in large buildings or those with various levels of security. Additionally, with various codes to comply with, as well as considerations for access control, egress and credential management, it’s helpful to rely on someone well versed in these specialties to help you determine the proper hardware specifications for your facility. [Contact a spec writer](#) at Allegion today to help you navigate the three parts of a specification section.

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