

1.0 GENERAL

1.1 Related Work and UBC Guidelines

- .1 Section 06 10 00 Rough Carpentry
- .2 Section 09 21 16 Gypsum Board Assemblies
- .3 Section 09 51 00 Acoustical Ceilings
- .4 Section 09 90 00 Painting and Coating
- .5 Section 27 05 28 Pathways for Communications Systems
- .6 Learning Space Design Guidelines
- .7 UBC LEED Implementation Guide
- .8 UBC Guidelines for Seismic Protection of Building Contents

1.2 Related External Documents

- 1. Latest edition of the British Columbia Fire Code
- 2. Latest edition of the British Columbia Electrical Code

1.3 Description

- .1 Window treatments (blinds and shades).

1.4 Coordination

- 1. The Guidelines apply to all work completed within buildings on both UBC Vancouver and UBC Okanagan campuses unless stated otherwise.
- 2. In instances where conflicts are found between these guidelines and provincial regulations or codes, please notify the UBCV Technical Review Team Architect and UBCO Facilities Management.
- 3. These guidelines are intended to be read by design consultants and their content integrated into construction drawings and specifications. Construction documents are not to reference the technical guidelines directly.
- 4. The Coordinating Registered Professional (CRP) is required to coordinate these requirements with other disciplines.
- 5. The UBCV Facilities Technical Review Team or UBCO Facilities Management is to be contacted for assistance with coordination of furnishings review by UBC Facilities staff when the furnishings package is available. UBC Facilities staff involved in the review would include at a minimum; UBC Facilities Planning, UBC Building Operations Electrical, Accessible Buildings Planner and UBC IT.

1.5 Submittals and Handover

- .1 Submittals
 - .1 Shop Drawings
 - .1 Provide final reviewed shop drawings in O&M manual at project completion. Shop drawings to include product and colour specifications and maintenance requirements.
 - .2 Submit a window treatment schedule with same room designations indicated on the Drawings; including but not limited to opening sizes and key to typical mounting details.

- .3 Maintenance Data: Submit instructions and precautions for cleaning and maintenance, operating hardware and controls as applicable.
- .2 Warranty
 - .1 Lifetime warranty for components which make up the window covering (brackets, wands, caps, etc.).
 - .2 Five-year warranty for motors and motorized products from the date of purchase.
- .3 Handover/Turn-Over
 - .1 Demonstrate blind operation to UBC Facilities Building Operations. Blinds to be kept in a fully raised position during construction.

2.0 **DESIGN AND PERFORMANCE REQUIREMENTS**

2.1 **Window Blinds**

- .1 Provide heavy duty, commercial quality blinds for offices and labs. Blinds are not to be used for classrooms.
- .2 For renovation work, match blinds of remainder of room where appropriate. Blinds to be prefinished aluminum or clear anodized..
- .3 Curtains, drapes or interior shutters are not to be used except in special circumstances. A variance request will be required for approval if any of these window treatment types are desired.

2.2 **Window Shades – including Black-Out Shades**

- .1 Provide manual or motorized shades on all windows.
- .2 Use heavy duty commercial quality for offices or labs.
- .3 Curtains, drapes or interior shutters are not to be used except in special circumstances.
- .4 Side tracks to secure from lateral loads and light-seal blinds, and prevent rattle.
- .5 Roller type blinds to be specified with chain operator (no cranks).
- .6 Provide side tracks to secure blinds from lateral loads and shall not rattle in tracks.
- .7 For renovation work, match shades of remainder of room where appropriate.

2.3 **Motorized Shades and Blinds**

- .1 Motorized shades and blinds shall be provided in AV-enabled spaces at the following locations to improve the user experience in academic or administrative spaces:
 - .1 Window size is 60" wide by 60" high or larger, or
 - .2 Manual operation is inhibited due to location.

- .2 UBC IT Audio Visual or Facilities Planning may determine that motorized coverings or blinds shall be provided despite the minimum requirements such as for security reasons.
- .3 Coordinate requirements for power supply conduit and wiring, and integration conduit required for motorized coverings and blinds with Division 26.
- .4 Battery powered motorized coverings or blinds are not permitted.
- .5 Wall switch shall be provided to control the motorized coverings and blinds separately from the AV system. Switches shall be grouped together where multiple switches are required.
- .6 Integration with a third-party AV control system shall be provided via RS-232 or LAN connection.
- .7 Motorized blinds are required to have a local disconnecting means for power. This is required to allow maintenance personnel to work on blinds without involving an electrician to operate a panelboard or hardwired connection. An acceptable disconnection means for 120VAC systems is a cord connected end into a receptacle. For blinds operating at voltages below 120VAC, a cable connector that can be unplugged/plugged without any special tools is acceptable.

END OF SECTION