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SECTION 12497 - DRAPERIES AND TRACKS

Verify that Section titles referenced in this Section are correct for this Project's Specifications; Section titles may have changed.

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

If this Section specifies only draperies or tracks, revise Section title accordingly.

- A. This Section includes [**draperies**] [**and**] [**drapery tracks**].
- B. Related Sections include the following:

List below only products that the reader might expect to find in this Section but are specified elsewhere.

- 1. Division 5 Section "Ornamental Formed Metal" for drapery pockets.

Delete subparagraph below if no motorized tracks.

- 2. Division 16 Sections for electrical connections to motorized tracks.

Retain paragraph and subparagraph below if allowances are specified for drapery fabrics.

- C. Allowances: Furnish the following under the allowances indicated as specified in Division 1 Section "Allowances":
 - 1. **<Insert work to be included under an allowance.>**

1.3 SUBMITTALS

- A. Product Data: For the following:
 - 1. Tracks: Include maximum weights of draperies that can be supported.

Delete first subparagraph below if no motorized tracks.

- a. Motorized Tracks: Indicate motor weights, motor-mounting requirements, and electrical requirements.
 2. Fabrics[**and textile treatments**].
- B. Shop Drawings:
1. Tracks: Show installation and anchorage details and locations of controls.

Delete first subparagraph below if no motorized tracks.

- a. Motorized Tracks: Indicate dimensions, weights, and required clearances for track and motor and differentiate between manufacturer-installed and field-installed wiring.
2. Draperies: Show sizes, locations, and details of installation.

Retain first paragraph and subparagraphs below for tracks if Drawings do not include detailed reflected ceiling plans or if Project involves unusual coordination requirements.

- C. Coordination Drawings: For track installation; reflected ceiling plans drawn to scale and coordinating track installation with openings and ceiling-mounted items. Show the following:

Edit three subparagraphs below to suit Project.

1. Suspended ceiling components.

Delete two subparagraphs below if tracks are not motorized.

2. Structural members to which motors will be attached.
 3. Size and location of motor access panel.
- D. Samples for Initial Selection: For each type of product indicated.

Delete paragraph above if colors and other characteristics are preselected and specified or scheduled. Retain first paragraph and subparagraphs below with or without above.

- E. Samples for Verification: As follows:
1. Tracks: 18 inches (450 mm) long, with carriers, controls, and accessories.
 2. Fabrics: For each color and pattern indicated, provide Sample, full width by 36 inches (1000 mm) long, from dye lot to be used for the Work and with specified textile treatments applied. Show complete pattern repeat if any. Mark top and face of fabric.
 3. Textile Trims: For each color and pattern indicated, 18 inches (450 mm) long.
 4. Drapery Fabrication Samples: For each heading, fabric, color, and pattern indicated, a complete full-size panel to verify details of fabrication and thread colors.

- F. Product Schedule: Use same designations indicated on Drawings.

Delete first paragraph below if flame-retardant treatments are not required for fabrics.

- G. Product Certificates: For each fabric treated with flame retardant, signed by fabric supplier and indicating treatment durability and cleaning procedures required to maintain treatment effectiveness.
- H. Maintenance Data: For products to include in maintenance manuals.

1.4 QUALITY ASSURANCE

Delete three paragraphs below if draperies are not specified in this Section.

- A. Installer Qualifications: For draperies and tracks, fabricator of draperies.
- B. Source Limitations: For draperies, obtain each color and pattern of fabric and trim from one dye lot.

Retain paragraph below if flame-retardant treatments are required for drapery fabrics. Model codes require testing according to NFPA 701, Test Method 1 or 2, as appropriate, for draperies used in certain occupancies. See "Drapery Flame-Resistance Testing" Article in the Evaluations for a discussion of the applicability of each test method.

- C. Fire-Test-Response Characteristics: For fabrics treated with fire retardants, provide products that pass NFPA 701 as determined by testing of fabrics that were treated using treatment-application method intended for use for this Project by a testing and inspecting agency acceptable to authorities having jurisdiction.

Delete paragraph below if no motorized tracks.

- D. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

Delete paragraph below if no pull-cord-operated tracks.

- E. Corded Window Covering Product Standard: Provide drapery tracks operated by pull cords complying with ANSI A100.1.

Delete paragraph and subparagraphs below if not required. If retaining, indicate location, size, and other details of mockups on Drawings or by inserts. Revise wording if only one mockup is required.

- F. Mockups: Install mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.
1. Install mockup for each type of product and combination of products indicated.

Retain subparagraph below if mockups are installed as part of building rather than separately and the intention is to make an exception to the default requirement in Division 1 Section "Quality Requirements" for demolishing and removing mockups when directed, unless otherwise indicated.

2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.5 PROJECT CONDITIONS

Delete this Article if draperies are not specified in this Section.

- A. Field Measurements: Verify dimensions by field measurements before drapery fabrication and indicate measurements on Shop Drawings.
- B. Scheduling: Do not deliver or install draperies until after other finish work, including painting, is complete and spaces are otherwise ready for occupancy.

If drapery fabrics might "grow" over a heating and cooling cycle, consider inserting a "Maintenance Service" Article and requiring temporary hemming of draperies initially and final hemming at end of defined period.

1.6 EXTRA MATERIALS

Extra materials may not be allowed for publicly funded projects.

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 1. Track Carriers: For each size indicated, equal to [5] <Insert number> percent of amount installed, but no fewer than [10] <Insert number> of each size.
 2. Track Controls: For each type indicated, equal to [5] <Insert number> percent of amount installed, but no fewer than [10] <Insert number> of each type.
 3. Fabrics: For each fabric, color, and pattern indicated, full-width lengths equal to [5] <Insert number> percent of amount installed, but no fewer than [10] <Insert number> yards of each fabric, color, and pattern.

PART 2 - PRODUCTS

2.1 DRAPERY TRACKS

See Editing Instruction No. 1 in the Evaluations for cautions about naming manufacturers and products.

If more than one type of manually operated track is required, copy and re-edit paragraph and subparagraphs below and insert a unique drawing designation for each track. Coordinate these designations with Drawings and schedules.

A. Manually Operated Track <Insert drawing designation>:

1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:

Retain subparagraph above for nonproprietary or first subparagraph below for semiproprietary specification. Refer to Division 1 Section "Product Requirements."

2. Products: Subject to compliance with requirements, provide one of the following:
 - a. Kirsch; <Insert product name or designation>.
 - b. Silent Gliss USA Inc.; <Insert product name or designation>.
 - c. Springs Industries, Inc.; <Insert product name or designation>.
 - d. <Insert manufacturer's name; product name or designation.>
3. Construction: Extruded aluminum, slotted for mounting at interval of not more than 24 inches (610 mm) o.c.[, and bendable to radii indicated].
 - a. Lengths and Configurations: [As indicated on Drawings] <Insert requirements>.
 - b. Support Capability: [Weight of drapery indicated] [30 lb (14 kg)] [45 lb (20 kg)] [60 lb (27 kg)] [80 lb (36 kg)] [140 lb (64 kg)] [210 lb (95 kg)] mounted on track length indicated.
 - c. Finish: [Manufacturer's standard] [White baked enamel] [Clear anodic coating].
4. Mounting Brackets: Aluminum, of type suitable for fastening track to surface indicated and designed to support weight of track assembly and drapery plus force applied to operate track.
 - a. Mounting Surface: [As indicated on Drawings] [Wall] [Ceiling] [Drapery pocket] <Insert description>.
5. Installation Fasteners: Sized to support track assembly and drapery, and fabricated from metal compatible with track, brackets, and supporting construction. Provide two fasteners to fasten each bracket to supporting construction.
6. Operation: [Baton] [Cord] [Cord tension pulley].

Delete first subparagraph below for baton or cord operation; retain for cord-tension-pulley operation.

- a. Pulley Mounting Location: [Wall] [Baseboard] [Floor].
 - b. Draw: [One way, stack as indicated on Drawings] [One way, stack left] [One way, stack right] [Two way, center opening].
 - c. Operating Hardware Location: [On stack side] [Left] [Right] [As indicated on Drawings].
7. Carriers: [Rollers] [Rollers with hooks] [Rollers with snaps] [Coordinate with drapery headings indicated].

In first subparagraph below, select butt-type master carriers for one-way draw draperies and butt or overlap for two-way, center-opening draperies.

- a. Master Carriers: **[Butt] [Overlap]**.
- 8. Accessories: **<Insert accessories.>**

If more than one type of motorized track is required, copy and re-edit paragraph and subparagraphs below and insert a unique drawing designation for each track. Coordinate these designations with Drawings and schedules.

B. Motorized Track **<Insert drawing designation>**:

- 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:

Retain subparagraph above for nonproprietary or first subparagraph below for semiproprietary specification. Refer to Division 1 Section "Product Requirements."

- 2. Products: Subject to compliance with requirements, provide one of the following:
 - a. BTX Inc.; **<Insert product name or designation>**.
 - b. Silent Gliss USA Inc.; **<Insert product name or designation>**.
 - c. SM Automatic, Inc.; **<Insert product name or designation>**.
 - d. VIMCO Shading Systems; **<Insert product name or designation>**.
 - e. **<Insert manufacturer's name; product name or designation.>**
- 3. Construction: Extruded aluminum, slotted for mounting at interval of not more than 24 inches (610 mm) o.c., **and bendable to radii indicated**.
 - a. Lengths and Configurations: **[As indicated on Drawings] <Insert requirements>**.
 - b. Support Capability: **[Weight of drapery indicated] [30 lb (14 kg)] [45 lb (20 kg)] [60 lb (27 kg)] [80 lb (36 kg)] [140 lb (64 kg)] [210 lb (95 kg)]** mounted on track length indicated.
 - c. Finish: **[Manufacturer's standard] [White baked enamel] [Clear anodic coating]**.
- 4. Mounting Brackets: Suitable for fastening track to surface indicated and designed to support weight of track assembly and drapery plus force applied to operate track.
 - a. Mounting Surface: **[As indicated on Drawings] [Wall] [Ceiling] [Drapery pocket] <Insert description>**.
- 5. Installation Fasteners: Sized to support track assembly and drapery, and fabricated from metal compatible with track, brackets, and supporting construction. Provide two fasteners to fasten each bracket to supporting construction.
- 6. Motor Operation: Low-voltage motor with built-in low-voltage interface for direct access to control systems, with thermal-overload switch; sized for weight of drapery and track length indicated; and equipped with stops to prevent overdrawing.
 - a. Control: **[Wall switch] [Remote, infrared] [Remote, radio controlled] [Digital timer] <Insert description>**.

- b. Draw: [**One way, stack as indicated on Drawings**] [**One way, stack left**] [**One way, stack right**] [**Two way, center opening**].
 - c. Electrical Requirements: [**115 V/60 Hz/120 W/1.10 A**] [**115 V/60 Hz/140 W/1.20 A**] [**110 V/60 Hz/150 W/1.0 A**] [**110 V/60 Hz/550 W/5.0 A**] <Insert requirements>.
 - d. Travel Speed: [**6 inches (152 mm)**] [**8 inches (203 mm)**] [**12 inches (305 mm)**] per second.
7. Carriers: [**Rollers**] [**Rollers with hooks**] [**Rollers with snaps**] [**Coordinate with drapery headings indicated**].

In first subparagraph below, select butt-type master carriers for one-way draw draperies and butt or overlap for two-way, center-opening draperies.

- a. Master Carriers: [**Butt**] [**Overlap**].
8. Accessories: <Insert accessories.>

2.2 DRAPERIES

See Editing Instruction No. 1 in the Evaluations for cautions about naming manufacturers and products.

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

Retain above for nonproprietary or below for semiproprietary specification. Refer to Division 1 Section "Product Requirements." Delete both paragraphs and list if local drapery fabricators are acceptable.

- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- 1. Barjan Manufacturing Ltd.
 - 2. Boriack Interiors Inc.
 - 3. Contract Shading Systems.
 - 4. County Draperies, Inc.
 - 5. Creative Draperies Inc.
 - 6. Dallas Drapery Contract.
 - 7. DFB Sales.
 - 8. Fabricut.
 - 9. Fabtex.

Standard Textile Co. specializes in healthcare fabrics.

- 10. Standard Textile Co., Inc.
- 11. Wesco Fabrics, Inc.
- 12. <Insert manufacturer's name.>

If more than one type of drapery is required, copy and re-edit paragraph and subparagraphs below and insert a unique drawing designation for each drapery. Coordinate these designations with Drawings and schedules.

C. Drapery <Insert drawing designation>:

1. Heading:

Retain one of five subparagraphs below. See "Drapery Construction" Article in the Evaluations for a discussion and illustrations of headings; see "Drapery Terminology" Article for a discussion of fullness.

- a. Pinch (French) Pleats: [100] [150] [200] percent fullness.
- b. Stack Pleats: [60] [80] [100] [120] percent fullness.
- c. Roll Pleats: [60] [80] [100] [120] percent fullness.
- d. Accordion Pleats: [40] [80] [100] [120] percent fullness.
- e. <Insert heading description>: <Insert number> percent fullness.

Retain first subparagraph below with any pleat type above. Pleats are often spaced 4 to 6 inches (102 to 152 mm) apart.

- f. Pleat Spacing: <Insert dimension.>
- g. Heading Accessories:

Retain applicable accessories in first four subparagraphs below. Coordinate with pleat style and track requirements.

- 1) Nonwoven buckram.
- 2) Woven snap tape, [7/8 inch (22 mm) wide, with nickel-plated snaps at 4 inches (102 mm) o.c.] <Insert description.>
- 3) Hooks.
- 4) <Insert accessory.>

2. Drapery Fabric:

Specific drapery fabrics are usually named to ensure that products satisfy aesthetic and quality requirements. If specific fabric has not been selected, a fabric allowance can be established. See "Fabric Manufacturers" Article in the Evaluations for a list of manufacturers of fabrics for contract draperies.

- a. Manufacturer: <Insert manufacturer's name.>
- b. Designation: <Insert manufacturer's designation.>
- c. Pattern: <Insert pattern name.>
- d. Color: <Insert colorway designation.>
- e. Fiber Content: <Insert description.>

"Run right" describes orientation of fabric; see "Drapery Terminology" Article in the Evaluations for definition.

- f. Orientation: Run right (up the bolt).
- g. Width: <Insert width.>

Delete subparagraph above and below if it is bidder's responsibility to determine width and pattern repeat; retain to allow bidder to conveniently estimate yardage requirements.

- h. Pattern Repeat Distance: **<Insert vertical distance>** vertically; **<Insert horizontal distance>** horizontally.

See "Textile Treatments" and "Drapery Flame-Resistance Testing" articles in the Evaluations for a discussion of textile treatments. Inherently flame-resistant fabrics are available.

- i. Textile Treatments: **[Stain repellent] [Flame retardant, polymer type] [Stain repellent; and flame retardant, polymer type] <Insert requirements>**.
3. Lining Fabric:
- a. Lining Type: **[Blackout; light tight] [Water resistant] <Insert description>**.
 - b. Manufacturer: **[Selected by fabricator for use with drapery fabric indicated] <Insert manufacturer's name>**.

Delete first subparagraph below if fabricator will select lining fabric.

- c. Manufacturer's Designation: **<Insert manufacturer's designation.>**
- d. Color: **<Insert description or colorway designation.>**
- e. Fiber Content: **<Insert description.>**

Delete first subparagraph below if it is bidder's responsibility to determine width; retain to allow bidder to conveniently estimate yardage requirements or to limit number of vertical seams in lining.

- f. Width: **<Insert width.>**
 - g. Textile Treatments: **[Stain repellent] [Flame retardant, polymer type] [Stain repellent; and flame retardant, polymer type] <Insert requirements>**.
4. Interlining: **[Acoustical] <Insert description>**.
- a. Manufacturer: **[Selected by fabricator for use with drapery and lining fabrics indicated] <Insert manufacturer's name>**.
5. Textile Trim: **<Insert description for each type of trim required; include manufacturers, products, and colors.>**
6. Tiebacks: **<Insert description; include manufacturer's name, product name or designation, and color.>**

Retain first option in subparagraph below for opaque fabrics; retain second option for sheer or light-colored fabrics.

- 7. Hem Weights: **[1-inch- (25-mm-) square lead weights] [Tape type (string weights)]**.

2.3 DRAPERY FABRICATION

This Article is an example only; revise to suit Project.

- A. Fabricate draperies in heading styles and fullnesses indicated. Fabricate headings to stand erect. If less than a full width of fabric is required to produce panel of specified fullness, use equal widths of not less than one-half width of fabric located at ends of panel.
 - 1. One-Way-Stacking Draperies: Add 5 inches (127 mm) to overall width for returns.
 - 2. Center-Opening Draperies: Add 10 inches (254 mm) to overall width for overlap.
- B. Seams: Sew vertical seams with twin-needle sewing machine with selvage trimmed and overlocked. Join widths so that patterns match and vertical seams lay flat and straight without puckering. Horizontal seams are not acceptable.
- C. Side Hems: Double-turned, 1-1/2-inch- (38-mm-) wide hems consisting of three layers of fabric, and blindstitched so that stitches are not visible on face of drapery.

If drapery fabrics might "grow" over a heating and cooling cycle, consider requiring temporary hemming of draperies initially and final hemming at end of defined period.

- D. Bottom Hems: Double-turned, 4-inch- (102-mm-) wide hems consisting of three layers of fabric, and weighted and blindstitched so that weights and stitches are not visible on face of drapery.

Delete subparagraph below if no square lead weights.

- 1. Sew in square lead weights at each seam and at panel corners.
- E. Interlinings: Extend from top of drapery to within 1/2 inch (13 mm) of lining's bottom hem and to leading edge of side hems to produce full-shadowed appearance.
- F. Linings: Equal to widths of drapery fabric and joined to drapery fabric at top by inside invisible seam, and hand stitched at side hems and shadowed with 1-1/2-inch (38-mm) return of face fabric.
 - 1. Bottom Hem: [**Hem separately from**] [**Blind stitch to**] drapery fabric.

PART 3 - EXECUTION

3.1 DRAPERY TRACK INSTALLATION

- A. Install track systems according to manufacturer's written instructions, level and plumb, and at height and location in relation to adjoining openings as indicated on Drawings.
- B. Isolate metal parts of tracks and brackets from concrete, masonry, and mortar to prevent galvanic action. Use tape or another method recommended in writing by track manufacturer.

3.2 DRAPERY INSTALLATION

- A. Where draperies abut overhead construction, hang draperies so that clearance between headings and overhead construction is 1/4 inch (6.4 mm).
- B. Where draperies extend to floor, install so that bottom hems clear finished floor by not more than 1 inch (25 mm) and not less than 1/2 inch (13 mm).
- C. Where draperies extend to windowsill, install so that bottom hems hang above sill line and clear sill line by not more than 1/2 inch (13 mm).

Insert other length requirements, if necessary, to suit Project.

3.3 ADJUSTING

- A. After hanging draperies, test and adjust each track to produce unencumbered, smooth operation.
- B. Steam and dress down draperies as required to produce crease- and wrinkle-free installation.
- C. Remove and replace draperies that are stained or soiled.

END OF SECTION 12497