

**SECTION 09 25 0
GYPSUM WALLBOARD SYSTEM**

PART 1.00 - GENERAL

1.01 REFERENCE STANDARDS

- A. ASTM C645 - Standard Specification for Nonstructural Steel Framing Members; 2018.
- B. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.
- C. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2023.
- D. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 2024.
- E. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2023.
- F. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2022.
- G. GA-216 - Application and Finishing of Gypsum Panel Products; 2024.

1.02 RELATED DOCUMENTS

- A. The Contractor is referred to the "Instructions to Bidders and General Conditions, NYCHA Contracts", latest edition; the "Special Notice to Contractors"; the "Form of Proposal"; the "Form of Bid Bond"; "Division 01 - General Requirements" of the Contract Specifications"; the "Contract Drawings" and all Amendments and Addenda thereto; all of which govern the Work of this Section.

1.03 SCOPE OF WORK

- A. The Work of this Section includes all labor, materials, equipment and services necessary to complete the new gypsum wallboard installation and related work in renovated apartments as indicated on the Drawings and/or specified herein including, but not limited to, the following:
- B. Gypsum wallboard (abuse-resistant type, typical at all locations except chase walls), tile backer board (chase walls), metal studs/runners, furring channels, sound attenuation insulation, etc. for:
 - 1. Typical partitions within apartments (unrated).
 - a. Chase walls at kitchens and bathrooms, including 1-hour fire-rated assemblies with insulation between apartments (existing items mounted on walls to be disconnected, removed and replaced to permit chase wall replacement).
 - b. Provide all other labor and materials as may be reasonably inferred to be required to make the Work of this Section complete.

1.04 RELATED WORK SPECIFIED ELSEWHERE

- A. The following Sections/Divisions contain requirements that relate to the Work of this Section
 - 1. Section 02 05 00 – Selective Demolition / Removals
 - 2. Section 02 08 00 – Asbestos Abatement
 - 3. Section 06 10 00 – Carpentry
 - 4. Section 07 92 00 – Joint Sealants
 - 5. Section 09 31 00 – Ceramic Tile
 - 6. Section 09 90 00 – Painting
 - 7. Section 10 80 00 – Bathroom Accessories
 - 8. Section 12 35 06 – Kitchen Cabinets / Countertops
 - 9. Division 15 – Plumbing
 - 10. Division 16 - Electrical

1.05 REQUIREMENTS

1.06 INSTALLATIONS SHALL COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.

- A. Fire-Resistance Ratings: Comply with fire-resistance ratings as indicated on the Drawings and as required by governing authorities and codes. Provide materials, accessories and application procedures which have been listed by UL or tested in accordance with ASTM E119 for the type of construction shown.
- B. Acoustical Ratings: Comply with Sound Transmission Class (STC) acoustical ratings as required and based on type of construction as indicated on the Drawings. Provide materials, accessories, including fasteners, seals, sealants and application procedures which have been listed by approved manufacturer or tested in accordance with ASTM E90 for the type of construction indicated.
- C. Industry Standard: Comply with applicable requirements of GA-216 "Application and Finishing of Gypsum Board" by the Gypsum Association, except where more detailed or more stringent requirements are indicated, including the recommendations of the approved manufacturer.

1.07 TOLERANCES:

- A. 1/16" max. difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall not be visible.
- B. 1/8" max. in 10'-0" deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.
- C. Shim panels as necessary to comply with required tolerances.

PART 2.00 - PRODUCTS

2.01 MANUFACTURERS

2.02 GYPSUM BOARD MATERIALS AND SYSTEMS SHALL BE BY THE FOLLOWING:

- A. United States Gypsum Co. (USG)
- B. Georgia-Pacific Corp. (G-P)
- C. Equivalent materials meeting the specification requirements by other manufacturers shall be acceptable as approved.

2.03 MATERIALS

- A. Gypsum Board:
 - 1. Type: Panels shall be abuse/moisture/mold/fire resistant, providing increased resistance to abrasion, indentation and penetration. Materials shall have a smooth paintable surface with no paper face to tear or scratch. Panels shall be Fiberock Brand Aqua-Tough Interior Panels as manufactured by United States Gypsum or approved equal.
 - 2. Standards: Comply with ASTM C 36 and ASTM C 1278.
 - 3. Fire Resistance: UL Classified, FRX-G (required at demising partitions between apartments).
 - 4. Thickness: 5/8".
 - 5. Panel Size: 4'-0" width x 8'-0" length.
 - 6. Edges: Tapered.

2.04 TILE BACKER BOARD:

- A. Type: Panels shall be moisture/mold resistant having a heat-cured acrylic coating, glass mat facing and treated, water-resistant core. Skim coat of setting-type joint compound shall be applied over exposed face to provide smooth, paintable surface. Panels shall be DensShield Fireguard Type X Tile Backer as manufactured by Georgia-Pacific or approved equal.
- B. Standards: Comply with ASTM C 1178.
- C. Fire Resistance: UL classified, Type X (required at demising chase walls between apartments).
- D. Thickness: 5/8".

- E. Panel Size: 4'-0" width x 8'-0" length.
- F. Edges: Square

2.05 METAL FRAMING COMPONENTS:

- A. All framing components shall be compatible with specified panels and shall be by one manufacturer.
- B. Studs: "C"-type, roll-formed, 20-ga., hot-dip galvanized steel, complying with ASTM C645. Depth of sections shall be 1-5/8" or 2-1/2" at partitions/furring and 1-5/8" at full-length chase walls.
- C. Runners: Material, gauge, depth, etc. to match studs for floor and ceiling support of studs.
 - a. Accessories: Provide stud manufacturer's standard fasteners, reinforcements and other accessories compatible with specified panels as required for a complete framing system. Standard screws shall be Type S, bugle-head, self-tapping, rust-resistant type, 1" long for 5/8" single-layer panels and 1-5/8" long for 5/8" double-layer panels at demising partitions/chase walls.
- D. Trim Accessories:
 - 1. General: Provide standard metal trim accessories of beaded type with face flanges for concealment in joint compound, except where semi-finished or exposed type is indicated. All trim accessories shall be compatible with specified panels and shall be by one manufacturer.
 - 2. Provide corner beads at external corners. Beads shall be galvanized steel with 1-1/4" mesh flanges and 1/16" grounds.
 - 3. Provide metal trim where edges of gypsum board would otherwise be exposed or semi-exposed. Edge trim shall be J or L type as indicated on the Drawings and as required.
- E. Miscellaneous Accessories

PART 3.00 - EXECUTION

3.01 PREPARATION

- A. Coordinate delivery with installation to minimize storage periods at the job site. Deliver materials in manufacturer's unopened containers, bundles or packages, clearly identified with manufacturer's name, brand, type and grade, as applicable. Protect from weather, soiling and damage, using handling equipment and storage techniques recommended by the manufacturer.
- B. Examine the spaces in which, and the substrates to which, gypsum wallboard systems are to be applied and the conditions under which the systems are to be installed. Remedy any conditions detrimental to the proper and timely completion of the Work. Do not proceed with installation until all unsatisfactory conditions have been corrected in an acceptable manner.
- C. Preparation of Floors: Prepare existing ACM tile/mastic substrate (assume one layer of VCT over one layer of VAT, typical) for installation of floor runner tracks.
- D. Preparation of Ceilings and Partitions/Walls: Prepare underside of existing concrete slabs for installation of ceiling runner tracks and existing plaster partitions/walls directly adjoining new partitions.

3.02 INSTALLATION

- A. Installation of wallboard materials and accessories shall comply with the New York City Building Code, and as specified herein.
- B. Installation of metal framing for all assemblies and accessories shall be in accordance with design requirements and/or manufacturer's printed instructions, and applicable code requirements.
- C. The Contractor shall use experienced installers for all wallboard work.

3.03 PARTITION/FURRING FRAMING:

- A. Height of Partitions: Terminate top of gypsum board partitions/furring at underside of existing concrete floor slabs, except at low cheek walls.
- B. Floor and Ceiling Runner Tracks: After preparation of existing substrates as previously specified, align and secure runner tracks to both floor and ceiling. Steel runners shall be secured to concrete slabs with power-driven fasteners at 24" o.c. and 2" from each end (floor runners shall be secured to slabs through existing ACM tile/mastic, which shall not be otherwise disturbed).
- C. Studs: Install full-length studs between runner tracks. Friction-fit studs to runner tracks by positioning and rotating into place with flanges aligned in the same direction. Secure all studs to floor and ceiling runner flanges, particularly at partition corners and intersections, and adjacent to openings. Studs shall be erected so as to achieve a plumb and level backing for the gypsum board, with finish lines and levels matching adjacent wall surfaces.
 - 1. Stud Spacing: 16" o.c. max.
 - 2. Provide additional studs to support inside and outside corners at partition intersections, and at terminations of partitions as indicated on the Drawings and as required.
 - a. Provide framing for ceiling drop arches and low cheek walls similar to partition framing.

3.04 CHASE WALL FRAMING:

- A. After preparation of existing substrates as previously specified, install row of floor and ceiling runners parallel to existing plaster/channel stud wall at opposite side of chase (exterior chase dimensions shall match existing unless noted otherwise). Steel runners shall be secured to concrete slabs as previously specified.
- B. Install full-length studs between runner tracks as previously specified. Wherever possible, studs shall be installed directly across from existing channel studs at opposite side of chase to permit installation of cross-bracing.
- C. Install cross-bracing consisting of 1-5/8" studs between new/existing studs at opposite sides of chase at mid-height (+4'-0" o.c. above floor). Anchor web at each end of braces to new/existing stud webs with appropriate fasteners.

3.05 NEW BATHROOM CHASE WALLS:

- A. Provide galvanized steel mounting plates properly secured to double studs at each end (studs shall be modified and reinforced as required) to support installation of lavatories and grab bars. Mounting plates for lavatories shall be 3/16" thick x 6" wide x min. 24" long and shall be located to permit installation of fixtures with hangers so that top of lavatory rim is 30"-32" above finished floor. Mounting plates for grab bars shall be as specified in Section 10800 – Bathroom Accessories.
- B. Provide wood blocking properly secured to studs to support medicine cabinets, shower curtain rods and wood mounting rails as indicated on the Drawings and/or as specified.
- C. New Kitchen Chase Walls: Provide wood blocking properly secured to studs to support new kitchen cabinets as specified in Section 12356 – Kitchen Cabinets.
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3.06 SOUND ATTENUATION INSULATION (DEMISING PARTITIONS/CHASE WALLS):

- A. Installation of Gypsum/Tile Backer Board:
- B. General: Comply with ASTM C840 and manufacturer's specified installation instructions for all wallboard application and finishing.
 - 1. Provide wallboard of the type and thickness specified as indicated on the Drawings.
 - 2. Install the wallboard with separate panels in moderate contact but not forced into place. At internal and external corners, conceal the cut edges of the boards by overlapping covered edges of the abutting panels. Stagger the boards so that corners of any four

panels will not meet at a common point except in vertical corners. Install boards a minimum of 3/8" above the floor.

3. Apply the wallboard to the studs parallel to the framing members whenever possible to minimize the number of joints. Position all edges over stud flanges so that like edges abut, with tapered edges against tapered edges and mill-cut/field-cut ends against mill-cut/field-cut ends. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions.
 4. Cover both faces of steel stud partition framing with wallboard except at chase walls, which are braced internally, and furring locations.
 5. Sound-rated demising partitions/chase walls between apartments shall be sealed at perimeters and all penetrations, including electrical boxes, with a continuous bead of acoustical sealant as specified in Section 07900 – Joint Sealants. Comply with ASTM C919 and all manufacturers' recommendations for location of beads.
 6. Fasteners: Attach wallboard panels to the studs with the specified 1" screws using clutch-controlled power screwdrivers in accordance with manufacturer's recommendations. Screws shall be spaced at 16" max. o.c. for gypsum board and 6" o.c. for tile backer board. Screws shall be installed not less than 3/8" from edges and ends of panels. Fastener spacing at fire-rated demising partitions/chase walls shall comply with UL and all other applicable requirements.
- C. Finishing:
1. Apply joint tape as specified to reinforce seams formed by tapered/square edges or butt ends of wallboard units and at interior corners and angles using steel finishing knife or trowel, pressing tape into corners with appropriate corner tool. Set tape in joint compound, then apply skim coat over tape in one application.
 2. During installation, avoid soiling or spattering adjacent surfaces by using drop cloths or other approved means of protection. After completion of work, wallboard surfaces shall be left free of all spatters and other foreign matter ready for primer/paint finish.