

SECTION 26 01 40.13

OPERATION AND MAINTENANCE OF LIGHTNING PROTECTION SYSTEMS

PART 1 GENERAL

1.01 DESCRIPTION

- A. There are no lights, horns, or other indicators to verify that a lightning protection system is in proper working order and ready to receive a lightning strike. When a strike does occur, the system must function properly or severe damage to the structure may result.
- B. A lightning protection system that has been designed and installed in conformance with nationally recognized lightning protection installation standards can be expected to operate as intended to provide protection against lightning strikes to the protected structure. Continued operation of this system is assured as long as the system is properly maintained and as long as there are no changes to the protected structure that renders the system inadequate.
- C. An inspection and maintenance program is important to assure that the lightning protection system is in good working order, should a lightning strike occur to the protected structure.

1.02 RELATED SECTIONS

- A. Section 26 05 26 – Grounding and Bonding for Electrical Systems
- B. Section 26 41 13 – Lightning Protection for Structures
- C. Section 26 41 23 – Lightning Protection Surge Arresters and Suppressors
- D. Section 33 79 93 – Site Lightning Protection

1.03 REFERENCES

- A. NFPA 780 – Standard for the Installation of Lightning Protection Systems
- B. UL 96A – Installation Requirements for Lightning Protection Systems

PART 2 DOCUMENTATION

2.01 OPERATION AND MAINTENANCE MANUALS

- A. Three (3) complete copies of the operation and maintenance manual labeled as described herein shall be submitted to the building owner for approval in as many three (3) ring loose leaf binders, as required. The copies shall be submitted a minimum of two weeks prior to completion of project.
- B. The manuals shall be typewritten and include a table of contents. The information shall be arranged in a logical order for use by the building owner to maintain the installed system.
- C. The manuals shall include (at a minimum) the following:
 - 1. Table of Contents.
 - 2. Materials list with place of purchase
 - 3. Product data sheets for each installed item, data sheets shall include a product image, short description and part number for future re-ordering.

4. Installation, servicing, maintenance and operating instructions.
5. Manufacturer's guarantees and warranties.
6. Approved copies of as-built shop drawing plotted on full size sheets.
7. Copies of all inspection certificates and approvals from all inspection agencies.

2.02 TOUR, INSTRUCTION AND DEMONSTRATION

A. Maintenance Manuals

1. Maintenance manuals shall be furnished a minimum of two weeks prior to any instructions and demonstrations to building owner. See Paragraph 26 01 40.13, 2.01 for manual content.

B. Tours for Building Owner

1. At the completion of the work, immediately after Substantial Completion, the Contractor shall conduct a walk-through tour of the project work areas. The purpose of the tour shall be to introduce the building owner who will have charge of the equipment or use of the space to the new areas. Generalities of the type of equipment installed shall be discussed during the tour.

C. Instructions to Building Owner

1. At the completion of the work, after the building owner has taken over use of the Building or work area, the Contractor shall instruct those building owner employees who will have charge of the equipment, the care, adjustment, and operation of all parts of the system. Such instruction shall cover a minimum period, as required, to effectively train building owner and shall be arranged for at the building owner convenience.

D. Demonstration to Building Owner

1. In addition to the instruction period mentioned above, the Contractor shall demonstrate the routine maintenance and inspection required.

E. Schedule

1. Maintenance and Operations personnel shall be given a minimum two-week notice of each of the above schedule tour and instruction dates.

PART 3 WARRANTIES

3.01 GENERAL

- A. The completed installation shall carry a one-year guarantee against defects in material or installation.

3.02 TERMS

- A. The manufacture shall carry a warranty against defects in material for a period of one (1) year.
- B. The installer shall carry a warranty against workmanship or installation defects for a period of (1) year.

3.03 EXCLUSIONS

- A. Routine preventive maintenance, accidental or intentional damage shall not be included as part of the warranty service.

END OF SECTION

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