Job Specifications G C

Date: December, 10 2020

City, State, Zip: Newfield, NY 14867

Email: If you would like to bid on this job, please contact Peggy Tully at ptully@ithacanhs.org by December 21, 2020

Division 01 General Requirements:

1. The Contractor shall provide and pay for all permits, and shall meet all standard requirements for contractors, as described in a separate attachment. The Contractor shall have current certificates of Workers Compensation and Liability insurance on file with the facilitator before the start of any work. It is the Contractor’s responsibility that their subcontractors also carry Workers’ Comp. and Liability Insurance.

2. **The Contractor will be responsible for setting up all appointments for inspections as required for the building permit or permits.**

3. Contractor shall provide unless otherwise stated all materials and labor necessary to complete the work as specified.

4. All work shall be to accepted industry standards and meet all applicable codes.

5. Due to the disruptive nature of the proposed work to the occupants, contractor shall make every effort to expedite the project once it has started. Contractor shall complete all work in a timely manner.

6. Contractor shall remove any and all debris associated with this work from site and properly dispose of it in an approved landfill by the end of the job as regulated by 6 NYCRR Part 360. During work, all debris must be cleaned up and secured to provide site maintenance by the end of each day. Contractors must make every effort to secure work areas for safety and cleanliness at all times.

7. Final Cleaning:
   a. The property is to be left in as-found condition at the end of the job.
   b. No nails on grounds or in drives.
   c. All hard surfaces in all work areas are to be left broom swept and clean.

8. Smoking is prohibited on all homeowner’s premises. All smoking to be done beyond property lines.

9. The Homeowner shall:
   a. Provide access to water and electricity.
   b. Provide workable access to all portions of the unit-requiring repair during normal business hours 8AM-5 PM, Monday - Friday.
c. Pack and remove from work areas; all loose household items that they do not want the contractor to disturb and cover any furnishings with plastic to avoid dust.

d. Homeowner shall be responsible for keeping children and pet out of the work area. They can track dirt and dust throughout the house. **Pets shall be contained at all times, during work hours.**

10. Only contracted workers are allowed in work areas; homeowners must keep out of work areas and not disturb work areas even at times when workers are not present, as in overnight and weekends.

**Division 07 Thermal & Moisture Protection**

**Roofing**

1. Replace all main house roofing complete. **Note:** Owner to choose of color for shingles and drip edge.
2. Strip all roof coverings and flashing to the boards or sheathing.
3. Replace damaged sections of framing with replacement lumber of equal or greater bearing strength and dimension of original construction.
4. Completely re-sheathe the roof installing 7/16” (minimum) OSB on all roof surfaces.
5. Repair any fascia and soffits that are deteriorated or damaged with primed and painted (on all sides) #2 pine lumber. **Do not use pressure-treated lumber.**
6. Ice and water shield: Install on all roof eaves from edge to extend up so that the end of the shield is 36” in from the outside wall (measured horizontally). Install 3’ up from all valleys, flashed areas and drip edges.
7. Underlayment: Install 30# felt paper (OAE) membrane on all bare roof sheathing not covered by Ice and Water barrier.
8. Drip edge: Install 2” heavy aluminum drip edge around entire perimeter of roof.
9. Flashing: If needs replacing, shall be 0.032” thick aluminum flashing installed according to the roofing manufacturer’s directions. Install with fasteners of proper galvanic properties.
10. Replace roof flashings where needed for valleys, chimney/cricket, and wall joints.
11. All mechanical penetrations to have new “roof boot” flashings.
12. Install manufacturer-approved step flashing at all pitched roof/wall joints.
13. All vertical wall flashing to be set behind the siding if replaced (pull and re-apply siding as needed).
14. Vertical flashing legs must be at least 4” high.
15. Hold siding up from roof; leave 1” minimum spacing from siding to roofing at joint.
16. Chimney flashing: let-in (to brick joints) step and counter flash with MFG approved methods.
17. Metal “kick-out” flashing shall be provided at the end of roof/wall intersections to direct water away from wall and into gutters.
18. All mechanical penetrations to have new “roof boot” flashings.
19. All flashing to be bent on a brake or similar method to give crisp, tight fitting pieces.
20. Ridge vent: install continuous shingle over style ridge vent to all accessible areas.
21. Shingles: Install CertainTeed Landmark 35 yr. architectural shingles (OAE) on entire sloped roof and only on roof sections equal to or above 3/12 pitch according to the manufacturer’s recommendations.
22. Valleys to be cut style application with ends clipped according to the manufacturer’s directions not overlapped or woven.
23. Low slope sections (less than 3/12 pitch): install “EPDM”, “Flintlastic” self-adhering bitumen or approved membrane roofing (OAE) on all low slope sections and at least 3’ up adjoining shingle sections according to the manufacturer’s directions.

Gutters

1. Provide and install 5” aluminum seamless gutters on the front and back side of the home.
2. Hangers will be no more than 24” O.C. fasten to the rafter tails.
3. Provide and install downspouts at back of house only with kick out so the rain runoff is directed 4 feet from the basement or directed into existing pipe in the ground, whichever is applicable.
4. Take down and clean out existing downspouts.
5. Reinstall downspouts after the roofing and fascia is completed. Hangers will be no more than 24” O.C. fasten to the rafter tails.

Division 10 Specialties

Wood Stove

1. Replace chimney liner to ensure proper drafting of the wood burning stove; use properly sized 316Ti Stainless Steel Chimney Liner Kit (OAE); liner to be installed only in accordance with manufacturers “Installation and Maintenance Instructions” and with all applicable local, regional, and national codes. Replace the roof boot for the chimney.
2. Replace gasket on the wood burning stove.

Division 26 Electrical

1. Provide and install a GFCI outlet with cover for the washing machine, at the kitchen sink, and in the bathroom.
2. Provide and install smoke/CO alarm on first floor, and CO alarm on second floor within fifteen feet of the bedrooms.