

**CITY OF WEST PALM BEACH**  
**DEPARTMENT OF**  
**HOUSING & COMMUNITY DEVELOPMENT**



**HOUSING REHABILITATION**

**STANDARD PERFORMANCE**

**&**

**GENERAL SPECIFICATIONS**

This section contains general specifications describing different areas of work, extent and quality of materials and labor. When rehabilitation work is being done in any area contained in this booklet, these general specifications shall be binding and strictly adhered to.

Quantities and locations will be indicated in the Bid Specification Sheets.

The Phrase "or approved equal" shall be interpreted to mean approved by HCD (Housing & Community Development) to be equal in quality and integral properties and similar in design. All materials and workmanship shall comply with applicable codes and requirements of City of West Palm Beach, Florida and any other applicable regulatory agencies.

No substitutions for any item listed in the specifications will be accepted unless approved in writing by the Housing Construction Specialist or Housing Construction Supervisor.

Contractors are cautioned to **BID ONLY** on indicated items. Neglect to do so will result in bid being rejected as non-conforming.

When rehabilitation work is in progress, contractor will not be paid for any work deviating from specifications unless prior approval is obtained in writing on a HCD approved form and authorized by the Department Director.

NOTE: These General Bid Specifications will be used in conjunction with the Bid Specification Sheets on all jobs processed through the City of West Palm Beach Department of Housing & Community Development.

**CITY OF WEST PALM BEACH DEPARTMENT OF HOUSING & COMMUNITY  
DEVELOPMENT BID DOCUMENTS GENERAL CONDITIONS**

SECTION I

1. BID PROPOSAL – Shall be submitted to the City of West Palm Beach Procurement Division and shall include all documents requested in Invitation to Bid; Bid proposals will be submitted at the bidder’s risk. The City reserves the right to reject any or all bids.
2. CONTRACTOR – It shall be the responsibility of the licensed Contractor to provide all required drawing, architectural/engineering, plans and permits at his or her own cost and to supervise and inspect his/her rehabilitation under construction to insure that workers or sub-contractors are performing in accordance with the specifications and the repairs are being done in a workmanlike manner. The contractor shall make his/her own inspection prior to requesting a final inspection by the Department of Housing & Community Development.
3. DISCREPANCIES – Should a bidder find discrepancies in, or omissions from, the specifications, or should he/she be in doubt as to their meaning, he/she must notify the Procurement Division prior to submitting his/her bid.
4. SCOPE of THE WORK -Shall include all labor, materials, equipment, permits, drawings, surveys, fees including impact fees and services necessary for the proper completion of the rehabilitation of the property identified.
5. CHANGES IN THE SCOPE OF WORK – Including substitutions of materials, which may be proposed by the contractor, or found necessary or desirable as the work progresses, shall be submitted by the contractor in writing with price change given, even if \$0 shall be approved in writing by both HCD and the owner before any work and incidental work thereto is started.
6. MATERIALS – Shall be new and equal to or better than the original condition of the items to be repaired or replaced, and shall be for the purpose of which intended.
7. WARRANTIES – All material and labor shall carry a normal “one year guarantee” from date of issuance of a Certificate of Final Inspection by the Department of Housing & Community Development. In addition, owner is to be provided all manufacturers’ warranties, operating manuals and termite treatment certificate by final inspection.
8. BUILDING CODES – All work to be done shall be subject to the regulations of the Local and Florida Building Codes as it may be interpreted by the Building Official and Building Inspection Department of the City of West Palm Beach, or any other governmental regulatory agency as may be required.
9. WORKMANSHIP – Shall be done in accordance with the standards of the several trades known as a “workmanlike manner”.

10. CLEAN UP – Removal from the site of all debris and waste materials resulting from any work shall be the responsibility of the contractor. Contractor will leave the premises in safe/clean condition daily.

11. REPAIRS – Shall be made to all surfaces damaged by the contractor resulting from their work under the Work Contract at no additional cost to owner.

12. DEMOLITION – All materials to be removed shall be done in a safe, orderly fashion taking care to avoid damage to materials which are to be left in place. All debris shall be removed from the premises as it is generated and shall not be allowed to accumulate. Include all permits and disconnection of all utilities in accordance with utilities providers. DEBRIS SHALL NOT BE BURNED ON THE SITE.

13. ADJACENT PROPERTY – When adjacent property is affected or endangered by any work done under the Work Contract, it shall be the responsibility of the contractor to take whatever steps necessary for the protection of the adjacent property and to notify the adjacent property owner of such hazards.

14. SUB-CONTRACTOR – Shall be bound by the terms and condition of this contract insofar as it applies to their work, but this shall not relieve the General Contractor from the responsibility to the owner for the proper completion of all work to be executed under the Work Contract. The general contractor shall not be released from this responsibility by a subcontractor agreement he/she may make with others.

15. DAMAGE RESPONSIBILITY – The contractor shall be responsible for all damage of all property related to the work during rehabilitation.

16. INSURANCE – The contractor will provide adequate coverage for all operations including, but not limited to, Comprehensive General Liability, Workman’s Compensation, Comprehensive Automobile Liability and Builders Risk. The contractor will indemnify and hold harmless City of West Palm Beach Department of Housing & Community Development, its employees, and the owner from and against all claims, damages, losses, and expenses arising out of or resulting from the performance of their operations under this contract.

17. INSPECTION OF THE WORK -Authorized inspectors/Housing Construction Specialist shall be facilitated by the contractor and the owner during normal working hours. All work performed shall be subject to the authorized inspector’s/Housing Construction Specialist’s approval and acceptance.

18. TRADE NAMES – Used to establish quality and type of material required; exact material to be used on a property may be described in the specifications for that specific property.

19. COMPLY – With HUD’s “Residential Lead-Based Paint Hazard Reduction Act of 1992”

20. THE OWNER – Shall provide access to the premises during normal working hours. When utilities are present the owner shall provide utilities at no additional cost to the contractor. If utilities are not present or need to be disconnected to facilitate the construction project temporary utilities shall be provide by the contractor at his or her expense.

## **GENERAL SPECIFICATIONS**

### 1. CONCRETE

- a. No Concrete shall be placed over grass, roots, foreign or organic material.
- b. All reinforcing shall be free of scale, rust or coatings that reduce concrete bond.
- c. All reinforcing rod shall be deformed, as per A.S.T.M. Designation A 305.
- d. All concrete slabs shall be separated from existing construction by an approved expansion material and installed per requirement of City of West Palm Beach and current Florida Building Code.
- e. Fill dirt shall be approved for intended use, clean, compacted and free of deleterious material.
- f. All material used for concrete forms shall be removed after concrete has set. Voids in concrete shall be filled with cement paste and dressed smooth.
- g. All concrete shall be minimum 3000 P.S.I. unless otherwise specified.

### 2. STEPS

- a. All steps having more than three (3) risers shall be equipped with handrails.
- b. Precast – Steps shall be standard size and per Code.
- c. Hollow Poured – Steps shall be formed and poured over 8" x 16" footer.
- d. Wall thickness shall be minimum 4".
- e. Fiberglass Pre-Formed May be used as a substitute, all to Code.
- f. Frame – Steps shall be P.T. 2" x 12" Stringer, Riser, 1 1/8" x 12" Bullnose, P.T., stair stock tread. Base shall be concrete pad, 6" x 6" x 6" poured with metal anchor or 2" x 6" pressure treated.
- g. All steps shall be designed and constructed in strict compliance with current Florida Building Code for new construction.

### 3. FOOTINGS

Footings shall be minimum 3000 P.S.I. reinforced concrete. Reinforcing steel shall be deformed reinforcing bars, minimum required diameter and, lap of minimum 30". Form work shall be used when existing soil is not sufficiently firm to retain concrete pour. No concrete shall be poured over grass, roots, foreign or organic material. All footings to be in strict compliance with engineer/architectural design and current Florida Building Code.

#### 4. MASONRY WALLS

- a. Masonry walls shall be nominal 8" x 8" x 16" hollow masonry block laid with full mortar bedding in a running bond.
- b. Masonry walls shall be constructed on appropriately sized footings as specified by engineering/architectural design.
- b. Masonry wall repair shall be finished in a workmanship-like manner.

#### 5. HAND RAILS, COLUMNS, AND POSTS

- a. Wooden posts, handrails, and columns shall be equipped with metal plinth. Wrought iron or 4" x 4" pressure treated posts as specified.
- b. Handrails shall be as specified and meet all requirements of the current Florida Building Code for new construction.

#### 6. CONCRETE SLAB

All concrete slabs shall be minimum 4" thick, 2500 P.S.I. concrete. Reinforcing shall be 6" x 6" no. 10/10 welded wire (fiber mesh will not be acceptable). No concrete to be placed on grass, roots, foreign, or organic matter. Concrete slab adjacent to structures shall be sloped away from structure to allow water to shed away from structure and broom finished. All back fill shall be well tamped and level before placing of concrete. Top of slabs poured on existing grade shall be a minimum of 4" above surrounding soil. Soil surface shall be termite treated and vapor barrier consisting at a minimum of 6 mil visqueen prior to pouring. Concrete cap of appropriate depth to consist of 3000 P.S.I. with a high quality bonding agent to be applied to existing concrete finish to insure thorough bond between existing slab and new concrete cap.

#### 7. CARPENTRY – GENERAL SPECIFICATIONS

These general specifications are mandatory where applicable:

- a. All wood in contact with concrete, earth, or within 12" of ground shall be pressure treated.
- b. Furring strips applied to masonry shall be pressure treated and at a minimum 1" x 2" No. 2 Yellow Pine or other approved materials.
- c. All structural timbers shall be No. 2 Yellow pine or other approved materials.
- d. All studs shall be #2 grade Fir or No. 2 Yellow Pine or other approved materials.
- e. Exterior exposed wood work: pressure treated pine or other approved materials.

- f. Interior wood work and trim: Ponderosa Pine, clear, finger joint, ship grade pine, or other materials. (NO MDF)
- g. All interior studs shall be spaced minimum 24" O.C. All load bearing stud walls shall have double top plates and conform to current Florida Building Codes for new construction.

## 8. FLOOR FRAMING

All new or replaced floor joists shall be installed in accordance with engineering/architectural Design. No floor framing work shall be performed without first receiving approval from Construction Services and HCD of all required engineering/architectural details as required by regulatory agencies. Unless otherwise specified by Engineering Design, all floor framing shall be supported at the extreme ends by either a proper ledger or metal joist hanger. Toe nailing only will not be acceptable. No splicing of floor joists between supports will be permitted. All floors shall be properly reinforced. Bearing for joists shall not be less than 1 ½ inches on wood or metal, and 3 inches on masonry. Joists shall be placed so that the top edge provides an even plane for installation of the sub-floor and finished floor. Bridging shall be installed at midpoint of the span of all joints. All floor girders and joists shall be jacked and leveled as close to level as job conditions permit.

## 9. WALL FRAMING SPECIFICATIONS

- a. Unless plywood sheathing or other approved materials are used, new corner posts on exterior wooden walls shall be diagonally braced with 1" x 4" on both sides of corners at a 45 degree angle. New studs in existing or new walls shall be spaced minimum 24" centers unless otherwise specified by engineer/architectural design.
- b. All load bearing stud walls shall have double top plates. All headers over doors and window openings shall be doubled constructed in accordance with engineering/architectural designs and include all clips, straps and ties as required by engineer/architectural design and current Florida Building Code for new construction.
- c. All walls framing, new and repairs shall conform to the current Florida Building Code for new construction.

## 10. ROOF FRAMING – GENERAL SPECIFICATIONS (RAFTERS)

All damaged or deteriorated rafters shall be removed entirely. No splicing of any rafter will be permitted, unless specified. When rafter tails are to be replaced, they shall be cut back flush with exterior siding.

Trusses shall be engineered type and stamped by manufacturer to assure structural integrity.

All roof framing to be completed in accordance with engineering/architectural designs and current Florida Building Code for new construction and include all required clips, straps and ties.

#### 11. ROOF FRAMING – GENERAL SPECIFICATIONS

When a ridge board is to be installed, it shall be a minimum of  $\frac{3}{4}$ " in thickness and not less in depth than the cut end of the rafters it joins.

Ceiling joists and rafters shall be nailed to each other where possible. Ceiling joists shall be continuous or joined together over a partition to provide a continuous tie across the building.

Plywood sheathing shall be a minimum 4' x 8' x  $\frac{1}{2}$ " thick with butt clip between rafters when on 24" centers. All end joints shall be made over rafter. Sheathing supporting verge or trim rafter shall extend back onto roof minimum of 4'. Other approved materials acceptable per Florida Building Code.

When installing or replacing fascia board, its length shall be sufficient to reach a minimum of 3 rafter ends and shall be pressure treated Yellow Pine or other approved material.

All roofing framing shall be completed in strict compliance with engineer/architectural design and current Florida Building Code for new construction and include all required clips, straps and ties.

#### 12. ATTIC VENTILATION

All roofs with attic space should be adequately vented.

- a. Gable vents
- b. Soffit vents
- c. Re-screening
- d. Roof vents

#### 13. FLOORING – REPAIRS

All damaged, loose, or broken sub-flooring shall be repaired or replaced before installation of a finished floor. Replaced flooring shall match existing in size, quality and finish, unless otherwise specified.

Flooring or floor covering, when repairing, shall extend into closets and storage areas.

$\frac{1}{2}$ " to  $\frac{3}{4}$ " exterior grade plywood or underlayment grade material shall be used when floor covering is to be applied, interior plywood with exterior glue is also acceptable.

Replace Shoe Mold – when necessary to remove existing base and/or shoe mold in order to repair damaged flooring, new base and/or shoe mold shall be installed and finished to match existing base and/or shoe mold.

#### 14. PLYWOOD FLOORING AND REPAIRS

Replacing with new replaced flooring shall match existing in size, quality and finish, unless otherwise specified. Replacement shall be underlayment grade plywood, thickness as specified. End joints shall be staggered and occur over floor joists. If contractor uses interior plywood with exterior glue this is also acceptable or other approved materials.

Sub flooring Sub flooring shall be the same as above or other approved materials. Diagonal end joints to occur over floor joist.

#### 15. EXTERIOR PORCH FLOORING

Repaired or Replaced flooring shall match existing in size, quality and finish unless otherwise specified.

#### 16. FLOOR COVERING VCT

- a. Vinyl composition (1/8" thick) Kentile, Amtico, Armstrong or HCD approved equivalent.
- b. All existing floor covering shall be removed prior to installing new floor covering.
- c. Flooring to be installed according to manufacturer's specifications with manufacturer's approved adhesive.
- d. When installing new floor covering, damaged/deteriorated shoe mold and/or base shall be replaced with new shoe mold, and/or base, finished with two (2) coats of paint. Paint color selection by owner or to match existing.

#### 17. FLOOR COVERING – CERAMIC TILE

Ceramic floor tile to be a minimum 16"x16" tile and selected by owner and approved HCD in writing prior to purchase and installation. Tile to be installed using an acrylic modified tile mortar with a maximum grout space of 1/4" and finished with mildew resistant sanded grout. Prior to install an appropriate crack suppressant shall be installed. When installing ceramic tile over wood floor a cementitious tile backer board is to be installed and mechanically anchored to wood floors in accordance with manufacturer's specifications. When installing new floor covering, damaged/deteriorated shoe mold and/or base shall be replaced with new shoe mold, and/or base, finished with two (2) coats of paint. Paint color selection by owner or match existing.

18. CARPET

- a. Remove all existing floor covering and install new carpet and pad to meet FHA minimum requirements of 26-ounce face-weight for carpet and of 3/8" for padding. Includes new tack strips where needed, transition strips and any necessary floor prep. Transition strips shall be metal between carpet and VCT.
- b. Colors shall be selected and approved in writing by the owner and HCD prior to installation.
- c. Carpet shall not be installed until all interior work is completed.

19. BASE AND SHOE MOULDING

- a. All new base molding to be minimum 3 1/4" by 9/16" wood molding or match existing.
- b. All new casing shall be minimum 2 1/4" by 9/16" wood molding or match existing.
- b. Shoe molding
- c. NO MDF permitted.

20. WALL REPAIR – PLASTER/DRYWALL

- a. Plaster – rake cracks clean, remove loose plaster or drywall and fill with patching plaster. New repair shall be struck level with surrounding surface and finished to match existing walls as close as possible.

21. NEW DRYWALL

1/2" or 5/8" sheetrock shall be installed with mechanical anchors in accordance with current Florida Building Code for new construction and finished to a level 3 finish with texture as specified or match existing. All drywall installed on ceilings shall be rated for ceiling installation. Existing base boards, window or door trim shall be removed and reinstalled or replaced with new trim over sheetrock as required. All openings without doors shall be finished with metal corner bead plastic corner bead will not be acceptable. All sheetrock in areas subjected to moisture shall be of the moisture resistant type.

22. WALL FINISH – PANELING

Paneling shall be of the quality called for in Specifications or equivalent. Installation shall include matching inside corner trim, outside corner trim, window and door trim, cove molding, and base trim. Paneling shall return to windows, and sills. Method of installation shall adhere to manufacturer's recommendation.

23. WALL FINISH – CERAMIC TILE

All wall tile to be installed over cementitious tile backer board minimum ½” thickness. Tile is to be installed with appropriate adhesive and finished with mildew resistant non-sanded grout. Wall tile to be 4”x4” white, beige or almond color tile and trimmed with 2”x6” matching colored bullnose tile.

24. BATH ACCESSORY

Set shall be ceramic and include a paper holder, toothbrush holder, two (2) towel bars, (2) soap dishes and shower rod.

25. SUSPENDED CEILING Material shall be fire resistant, fire shield and not combustible.

- a. Exposed T-bar, as specified. Installed in strict accordance with manufacturer’s recommendations.
- b. Unexposed T-bar, as specified. Installed in strict accordance with manufacturer’s recommendations.
- c. Acoustic ceiling panels as specified. Installed in strict accordance with manufacturer’s recommendations.

26. CEILING FINISH – PLASTER/DRYWALL

Plaster shall be installed as per manufacturer’s recommendations. Match surrounding surfaces and texture. Existing trim shall be removed and reinstalled or replaced with new trim as required.

- a. Texture to match existing or as specified
- b. All openings shall be finished with metal corner bead or trim.

27. SCUTTLE HOLES Shall be installed in area indicated in Specifications (size 22” x 36”) and trimmed to conform to ceiling surface.

28. WINDOWS AND DOORS – REPAIR

Repair of existing windows shall include replacing all damaged, decayed, broken or missing components, including sash, screen, and glass, guides, balancers, hardware, putty and or sash cord.

When the contractor is installing or repairing doors and windows, the contractor shall repair any surrounding area affected by this work. The repair work shall be finished to conform to surrounding surfaces.

## 29. DOORS – GENERAL SPECIFICATIONS

All doors specified as new shall be complete with new lever handle hardware and new lock-set. “Kwikset or approved equivalent. All edges shall receive same finish as sides of doors. A door stop shall be added to all doors. Threshold and weather-stripping shall be included on all exterior doors.

- a. Interior doors shall be 1 3/8” flush, hollow core, Luan or 6 panel Masonite finish
- b. Exterior doors shall be 1 3/4” minimum with weather stripping, fiberglass impact rated double bore.
- f. Observation scope, height designated by owner.
- g. Repair all interior/exterior surfaces to match existing.
- h. Exterior doors to be installed in strict compliance with Florida Building Code/Miami-Dade product approval.

30. GARAGE DOOR & FRAMING – NEW As specified, doors shall be installed per manufacturer’s recommended specifications and meet all current Florida Building Code Requirements.

## 31. WINDOW – GENERAL SPECIFICATIONS

New window shall be aluminum single hung windows with Lo-E, double pane insulated, impact glass.

When installing a new type window in an existing wooden frame, all grooves, off sets, and projections on the side and head, jambs and sills shall be finished flush and smooth.

Aluminum single-hung windows when specified new shall include new aluminum screens, permanent weather stripping, positive locking device, nylon or stainless bushings, and aluminum glazing bead. All windows and frames shall be thoroughly caulked at time of installation. All interior/exterior surfaces shall be repaired and finished to match existing. Includes marble or wood sill replacement as needed. New windows shall comply with Egress Code. NOTE: Bathroom windows shall be obscure glass. (**Obscure spray not acceptable**) Bathroom windows less than 60” above the tub drain shall be tempered glass.

New window installation shall strictly comply with Florida Building Code/Miami-Dade product approval. If opening are modified for standard size windows, modifications shall be performed in accordance with engineer/architectural design and Florida Building Code for new construction.

## 32. NEW WINDOW INSTALLATION (FRAMING)

Window opening shall be framed to fit standard size windows and new casings and trim applied to match existing surfaces.

33. WINDOW-WOOD – SASH

Repair or installation of wooden sash shall be fitted to window opening so as to operate freely, lock properly, and be reasonably water-tight. Window repair shall include replacement of broken glass and re-glazing.

34. WINDOW SCREEN – ALUMINUM FRAME

Replacement existing screen frames with new aluminum frames and new mesh screens complete with new latch and hangers, or as specified.

35. SCREEN – RESCREEN

Rescreen indicated area using new mesh aluminum/fiberglass screen wire. Replace screen molding with new matching molding.

36. EXTERIOR SIDING AND TRIM REPLACING

Replace damaged siding and trim as described. New siding shall blend and conform to surrounding area. Adjacent end joints shall be staggered a distance of at least two (2) studs. New trim shall be staggered a distance of at least two (2) studs. New trim shall match existing.

37. EXTERIOR SIDING – CEMENT/FIBER

Cover indicated sections of structure with new cement/fiber siding. Siding shall match existing as closely as possible. Siding shall be applied over vapor barrier materials and installed in accordance with manufacturer's recommendations and current Florida Building Code for new construction.

38. EXTERIOR SIDING – ALUMINUM/VINYL

Cover indicated area of structure with minimum of .024" aluminum/vinyl siding. Siding shall be installed over a vapor barrier or reflective type insulation as recommended by manufacturer. Installation shall include (J) Channel, door channel inside and outside corners, starter strip, and finish mold. Install per manufacturer's recommendations.

39. TRIM FOR ALUMINUM/VINYL

Cover all window, door trim and sills with aluminum/vinyl per manufacture's recommendations.

40. EXTERIOR SIDING – STUCCO

Cover designated sections of structure with cement stucco finish. Stucco to be applied to a minimum of 5/8" in two (2) coats. Install galvanized metal corner bead at all outside corners, window returns and door returns.

If installing stucco over wood framing install two (2) layers of approved moisture barrier. Install galvanized metal lathe including corner bead.

If installing over masonry walls, prep wall by pressure washing or chemically treating walls and apply an approved bonding agent.

All work to be performed in accordance with current Florida Building Code for new construction.

41. SOFFIT AND FASCIA – ALUMINUM/VINYL

Enclose all soffit and fascia indicated. Install baked enamel, aluminum/vinyl, and ventilated soffit material to underside of rafters. Work shall include installation of fascia board and application of baked enamel aluminum/vinyl over same. Soffit material shall be not less than .024" thickness, baked enamel aluminum/vinyl.

42. SOFFIT AND FASCIA – FRAMED ALUMINUM/VINYL

Build soffit under roof overhang by installing baked enamel, aluminum/vinyl, soffit material over wooden soffit framing. Aluminum/vinyl soffit material shall be either ventilated, ribbed or V-groove. A fascia board shall be installed on rafter ends and covered with baked enamel aluminum/vinyl.

43. EAVES – REPAIR

Remove deteriorated section of eaves as indicated and replace with new section of approved materials to match existing. Install new fascia board as specified.

44. SOFFIT – EAVES

Enclose all eaves of house, including gable ends. This shall be done by applying 3/8" exterior plywood, unless otherwise specified, to underside of rafters. Enclosing of eaves shall include installation of fascia board. Soffit vent shall be aluminum/fiberglass wire, or pre-fabricated perforated aluminum.

45. SOFFIT FRAMED

Build soffit under roof overhang by installing 3/8" exterior plywood, unless otherwise specified, from end of rafter to wall of structure. Soffit shall be finished at wall with molding strip and at end of rafter with a fascia board. Screen wire for vents shall be aluminum/fiberglass mesh or pre-fabricated perforated aluminum.

46. GUTTER, DOWNSPOUTS

**Gutters can be removed but not reinstalled.**

47. ROOF – GENERAL SPECIFICATIONS

All roofing shall be applied in accordance with current Florida Building Code. \* **NOTE**\* a **Pre-Dry-In inspection is required with a minimum of 48 hours notice.** \* **NOTE**\* **Roofs with 4/12 pitch or**

**greater apply (1) layer of #30 felt and Roofs with less than 4/12 pitch must apply (2) layers # 30 felt. \*NOTE\* Effective October 1<sup>st</sup>, 2007 contractors are required to re-nail existing sheathing to current code as part of roof replacement.**

All roofing shall be flashed per Florida Building Code with aluminum baked enamel eve drip backed by 1" x 2" P.T. strip where required.

All damaged/deteriorated sheathing shall be replaced with new. End joints shall be made over a rafter.

No new roofs will be installed over any old roofing. Sheathing supporting verge rafters shall extend back onto the roof at least four (4) feet.

Roofing nails shall not penetrate through roof sheathing at any open or visible ceiling.

When new roofing is installed in conjunction with aluminum/vinyl fascia, eave drip, gravel stops and flashing shall be matching aluminum.

When new roofing is installed, sagging portions of roof shall be corrected. Purlins or plates shall be used when necessary.

#### 48. ROOFING – LIQUID APPLIED

Remove existing roof covering. Replace all damaged or deteriorated sheathing, rafters and rafter tails. Install a fluid applied flexible acrylic waterproofing system as manufactured by HYDRO STOP Premium Coat or HCD approved equal. Roof system shall be installed in accordance with manufacturer's specification by a manufacturer's certified installer and compliant with current Florida Building Code. Roof system shall have positive drainage. Includes manufacturer's 10 year warranty on materials and application.

NOTE: Effective October 1st , 2007 contractors are required to re-nail existing sheathing to current code. All materials and labor must comply with all applicable regulatory Agencies. NOTE\* A Pre Dry-In Inspection is required with a Minimum of 48 Hours Notice.requirements. A PRE DRY-IN INSPECTION IS REQUIRED (WITH A 48 HOUR NOTICE) TO BE CONDUCTED BY A REHAB INSPECTOR IN ADDITION TO THE BUILDING DEPARTMENTS INSPECTOR.

#### 49. ROOFING – BUILT UP

Remove entire roof covering. Replace damaged sheathing, repair/replace damaged rafters and related roof components. Install a 4 ply built up roof system consisting of 75# fiberglass base sheet, 3 plies of hot mopped fiberglass finishing with a hot mopped mineral surfaced fiberglass cap sheet. New metal drip edge, lead boots at plumbing vents, pitch pan at electrical service entrance and

flashing shall be installed throughout the entire roof system. The roof system shall have positive drainage. The entire new roof system shall conform to building code of jurisdiction.

NOTE: Effective October 1st , 2007 contractors are required to re-nail existing sheathing to current code. All materials and labor must comply with all applicable regulatory Agencies. NOTE\* A Pre Dry-In Inspection is required with a Minimum of 48 Hours Notice. A PRE DRY-IN INSPECTION IS REQUIRED (WITH A 48 HOUR NOTICE) TO BE CONDUCTED BY A REHAB INSPECTOR IN ADDITION TO THE BUILDING DEPARTMENTS INSPECTOR.

50. ROOFING –SHINGLES (FIBERGLASS) Remove existing roof covering and replace all rotted or deteriorated sheathing, rafters, or rafter tails. Install pre-fabricated ridge vents continuous for length of ridge, blocking, new flashing, valley flashing and painted aluminum eve drip (entire perimeter of roof). Install new lead boots at all plumbing vents and a pitch pan at the electrical service entrance. ROOF WITH 4/12 PITCH OR GREATER - apply one (1) layer of Type I or Type II underlayment(15# or 30# felt), then apply a 30 year mildew resistant residential dimensional class A self-sealing mildew resistant ASTM rated dimensional shingles. ROOF WITH PITCH LESS THAT 4/12 install (2) layers of Type I or Type II underlayment (15# or 30# felt).

NOTE: Effective October 1st , 2007 contractors are required to re-nail existing sheathing to current code. All materials and labor must comply with all applicable regulatory agencies. NOTE\* A Pre Dry-In Inspection is required with a Minimum of 48 Hours Notice. A PRE DRY-IN INSPECTION IS REQUIRED (WITH A 48 HOUR NOTICE) TO BE CONDUCTED BY A REHAB INSPECTOR IN ADDITION TO THE BUILDING DEPARTMENTS INSPECTOR.

51. CABINET – VANITY

Lavatory base cabinet shall be constructed of cabinet grade plywood minimum 3/8” thick or melamine minimum 5/8” thick and clad with mica laminate (1/32” minimum thickness) on sides, front, doors, drawers and inside bottom. Top shall be approximately 22” deep with a 3” back splash, Countertop of cabinet grade plywood covered with mica laminate (minimum 1/16” thickness). Cultured marble tops can be used as substitute.

52. CABINET – MEDICINE

All cabinets shall have standard trim as provided by the cabinet manufacturer, and painted inside. Shall be standard size, recessed, or surface mounted with minimum of three (3) shelves, a mirror, unless otherwise.

53. KITCHEN CABINETS

a. Kitchen cabinets shall be constructed of minimum 3/8” cabinet grade plywood and or minimum 5/8” thick melamine with mica laminate clad (1/32” minimum thickness). Cabinets shall include all

hinges, draw glides, pulls, fillers, toe kick and scribe mold where cabinets meet walls. Cabinets to be standard sizes.

b. New Cabinet layout to match existing layout unless otherwise specified.

#### 54. COUNTER TOP

Tops shall be approximately 25" deep with 4" backsplash. Countertops to be constructed of cabinet grade plywood and mica laminate clad (minimum 1/16" thickness). Post-form, granite or solid surface countertops are not acceptable.

#### 55. CLOSETS

a. Build a clothes closet in the indicated room by installing 2" x 4" studs, 24" on center, from floor to ceiling. Inside dimensions to be 2' 0" by specified length. Closet shall be finished inside and out to conform to room. Base boards, doors and trim out, clothes shelf and rod inclusive. Housing Construction Specialist to determine closet size.

b. All doors shall be trimmed and painted on both sides.

#### 56. ELECTRICAL

Electrical contractor shall verify adequacy of existing electrical service for adding electrical devices. All electrical work shall comply with current NEC. The electrical contractor shall notify Housing Construction Specialist of any unsafe inadequate wiring before submission of his bid to the general contractor. Once electrical contractor has submitted his bid and it has been accepted by the general contractor, the general contractor will be held responsible for the acceptance of all the wiring by the building department electrical inspector.

When specified, the following items shall consist of

a. Service shall include increasing capacity to indicated 150 amps, grounding, lightning arrester, and ground fault circuit interrupters, arc fault circuit interrupters, and smoke detectors per current NEC.

b. Service and panel box shall include increase of service as indicated, box with number of circuits as indicated, lightning arrester and ground. Distribute all circuits to avoid overload of service.

c. All Refrigerator, Range, HVAC, Dryer and Water Heater circuits shall be separate circuits.

d. All exit and entrance to a dwelling must have light and switch with the garage door being an exception.

e. The bathroom light fixtures or exhaust vent shall be controlled by a wall switch not readily accessible from the tub or shower.

f. Smoke Detector – An approved type shall be installed in the areas to comply with NEC.

## 57. APPLIANCES

- a. Electric ranges shall be installed and tested for proper operation. Include all necessary range receptacles and safety brackets. Install hood fan if on specifications. Range to be as manufactured by GE, Kenmore, Tappan or HCD approved equal and be self-cleaning with visa-bake window and coil burners.
- b. Gas ranges shall be connected to gas supply and tested for proper operation by a qualified gas installer. Duplex receptacle shall be included with range when needed for range accessories.
- c. Refrigerator shall be installed in level position with duplex receptacle no more than one (1) foot from unit. Refrigerator to minimum 21 Cu Ft and Energy Star Certified as manufactured by GE, Frigidaire, Kenmore or HCD approved equal.

## 58. HEATING

All heaters will conform to Florida Building Codes and City of West Palm Beach codes.

### a. Gas (Minimum 65,000 BTU)

Indicated model shall be installed in area designated and tested for proper operation. No unvented gas heaters shall be accepted. Duplex receptacle and circuits shall be included with blower models.

### b. Electric (4KW to Minimum 15 Kilowatt = (13,650 to 50,000 BTU)

Indicated model shall be installed in area designated and tested for proper operation. Individual heaters shall include blowers and be on separate circuits as per Florida Building Code and NEC.

All baths and kitchens to have vented forced fan exhaust fan if no windows are present.

Central heat/air systems shall be installed as per manufacturer's specifications and compliant with all applicable current Florida Building Codes and National Electric Code. Includes all energy calculations as required by City of West Palm Beach Construction Services.

## 59. PLUMBING

All plumbing shall comply with current Florida Building Code, City of West Palm Beach codes and all other applicable regulatory agencies.

Plumbing contractor shall verify adequacy of existing building "main" plumbing before submitting his bid to general contractor. If existing plumbing is inadequate, plumbing contractor shall notify Housing Construction Specialist before submitting bid. Once plumbing contractor has submitted his

bid and it has been accepted by the general contractor, general contractor will be responsible for passing of all plumbing by the building department plumbing inspector.

New sewer connection: Disconnect existing line to septic tank; septic tank to be drained, top and bottom to be breached and filled with compacted dirt to existing grade. Provide and install new sewer line to main sanitary sewer to comply with requirements of current Florida Building Code, City of West Palm Beach Codes and all applicable regulatory agencies. Install 2 clean outs on new sewer line, adjusted to grade.

New water supply: provide and install new water supply line to street main. Complete replacement to comply with current Florida Building Code, City of West Palm Beach Codes and all applicable regulatory agencies. Install a shut off valve at the main dwelling.

All tubs, sinks, lavatories, water heaters and/or water closets, when provided new, shall be installed complete from the nearest fitting below floor level with ½" copper, or cpvc, all new chrome trim and fittings to include: faucets, traps, supply and return pipes, stops, diverter valve, shower arm and head, lead and brass stubs, hose bib, water closet in and out parts. When a shower diverter and supply lines are called for, they shall be accompanied by separate shut offs. All tubs and lavatories shall have approved drains.

a. Water closet, vitreous china, free standing, close coupled, closet combination with reverse trap, suspended rear shelf, tank, cover, seat, stud caps, complete tank fittings and supply, stop, and designed to use a maximum of 1.6 gallons per flush.

b. Lavatory, porcelain covered steel, front overflow acid resisting, complete with hanger, supplies, stops, trap, and faucet including trim.

c. Bath tub, 5' long, enameled steel with over rim bath filler, or acrylic/fiberglass tub enclosure with shower rod, diverter valve, drain, pop-up, shower head and arm, and shower fittings.

d. Water heater shall comply with requirements of the Florida Energy Code, and shall be GE, O. Smith or HCD approved equal, and glass lined, complete with all controls and with a minimum six (6) year warranty and Energy Star Compliant. The type (gas or electricity) and capacity will be given in the specifications, or replacement will be with size and type required by number of bedrooms and baths. An approved pressure-temperature relief valve with a ¾" discharge line, drained to exterior, shall be provided. Installation shall be in accordance with manufacturer's Specifications and current Florida Building Code and National Electric Code compliant.

e. Electric water heaters shall be installed complete with separate electric circuit and pan drained to exterior. Install approved drain if required.

f. Gas water heaters shall be installed complete with gas lines and properly vented by a qualified gas installer.

g. Washing machine – Install vent and drain with all necessary waste lines, hot and cold water supply lines, bibs, and one (1) grounded duplex 110V. Electric outlet within 2' of washer location.

#### 60. ACCESSORY BUILDING

Demolish and removal shall be the only activity allowable under the Rehabilitation Program. Demolish of Accessory Buildings will be completed in accordance with specification # 75

#### 61. NEW ADDITIONS

Additions will be undertaken when it is determined there is an overcrowded condition present in the dwelling unit. All additions will be completed in accordance with engineer/architectural design. Contractor will be responsible for obtaining engineer/architectural designs. Engineer/architectural design shall be submitted and approved in writing by HCD prior to submitting for permits. Additions to be completed in accordance with current Florida Building Code, NEC and City of West Palm Beach codes.

#### 62. DEMOLISH AND REMOVE FROM PREMISES, HAUL AWAY DEBRIS

All items listed under this specification shall be removed from premises before calling for final inspection. Remaining areas shall be left clean. All demolish activities shall comply with City of Palm Beach and all applicable regulatory agencies.

#### 63. MOVE FURNITURE SPECIFICATION

Contractor shall provide LABOR ONLY to move furniture in or remove from rooms during rehabilitation of dwelling. HOME OWNER to remove all personal items including Valuables, Breakables and Clothing from furniture or closets prior to contractor moving furniture.

#### 64. PEST EXTERMINATION

When termite treatment is specified, all structures on property are to be treated. The "treatment" shall be that treatment recommended by a bonded, licensed exterminator to rid the structures of any and all types of pests as specified and shall carry a minimum guarantee of one (1) year.

Any damage caused by termite treatment shall be the responsibility of the contractor.

#### 65. PAINTING – GENERAL SPECIFICATIONS

All exterior surfaces shall be pressure washed using min. 2400 P.S.I. All water stains, grease stains and mildew will be cleaned and sealed with a stain killer sealer before application of prime coat.

**Any painting over dirt, loose, scaling, or peeling paint will be rejected.**

All joints in trim, siding, and frames shall be caulked by gun method before application of paint. Prepare surfaces by scraping loose paint, point up all cracks and holes and sand smooth both exterior and interior surfaces. Paint colors shall be selected by owner and approved by HCD in writing. All surfaces to receive paint, number of coats and special applications are indicated. All surfaces including floors, walls, ceilings, trim doors, and windows shall be cleaned and excessive paint removed from same upon completion of painting. Reasonable care shall be exercised in moving ladders and scaffolding about dwelling to avoid damage to shrubbery and premises.

The painting out of a room shall include all walls, ceilings, base trim, window and door trim, interior and exterior of all closets, and both sides and edges of doors.

All newly installed wood shall receive one (1) coat of primer and two (2) coats of specified paint.

All paint is to be removed from both sides of window and door glass by painting contractor.

All paint shall be delivered to the job site in new unopened containers.

All painting products shall be applied in strict accordance with manufacturer's specifications.

All painting products shall be standard, nationally known brands, of "mid-grade", first line quality with labels on the containers.

All stained and porous surfaces shall be sealed and primed before painting. Mixing of primer/sealer and paint is not acceptable.

A touch up kit including 1 quart of all paint colors and sheens shall be left with to owner upon completion.

## 66. INSULATION

Insulation shall be approved material: Batts or Blown as specified, coverage shall be uniform and contain no voids and in accordance with manufacturer's recommendations. R value as specified.