



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good. www.homesforgood.org



LAURELWOOD REROOFS PHASE 2

PROJECT # 23-C-0027

Florence, Oregon

CONSTRUCTION SPECIFICATIONS

Construction Specifications Institute (CSI)
50 Division Format

Jared L. Young, Contract Administrator
Homes for Good Housing Agency
100 W. 13th Avenue, Eugene, OR 97401
(541) 852-2879
jyoung@homesforgood.org

INDEX OF SPECIFICATIONS

LAURELWOOD REROOFS PHASE 2

Project #23-C-0027

Specification Sections follow the
Construction Specifications Institute (CSI) - 50 Division Format

SPECIFICATIONS GROUP

GENERAL REQUIREMENTS SUBGROUP

[Division 01]

DIVISION 01 -	GENERAL REQUIREMENTS
---------------	----------------------

01-60 00	Product Requirements
01-74 00	Progress and Final Cleaning
01-77 00	Closeout Procedures

FACILITY CONSTRUCTION SUBGROUP

[Divisions 02 - 19]

DIVISION 02 to 6	(Not Used)
------------------	------------

DIVISIONS 03 to 6	(Not Used)
-------------------	------------

DIVISION 07	THERMAL AND MOISTURE PROTECTION
-------------	---------------------------------

07-31 00	Asphalt Shingle Roofing (System)
07-62 00	Metal Flashing

DIVISION 08 to 49	(Not Used)
-------------------	------------

PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS

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

1.2 SECTION INCLUDES

- A. Products.
- B. Transportation and handling.
- C. Storage and protection.
- D. Product Options.
- E. Proposed Substitutions.

1.3 PRODUCTS

- A. Products: Means new material and systems forming the Work.
- B. Does not include machinery and equipment used for preparation, fabrication, conveying, and erection of the Work.

1.4 TRANSPORTATION AND HANDLING

- A. Transport and handle products in accordance with manufacturer's instructions, requirements, and recommendations.
- B. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.
- C. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

1.5 STORAGE AND PROTECTION

- A. Store and protect products in accordance with manufacturer's instructions, with seals and labels intact and legible.
- B. Store temperature and weather sensitive products in weather-tight, climate-controlled enclosures.
- C. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

1.6 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description.

PRODUCT REQUIREMENTS

- B. Products Specified by Naming One or More Manufacturers: Products of manufacturers named, and meeting specifications shall be used.
 - 1. Options or substitutions will not be allowed when proposed after the award of Contract, except;
 - 2. Options may be considered after contract in place when it is in the Agency's best interest -or- if there is a benefit to the Agency to approve a change.
 - 3. Options or substitutions will not be allowed when maintenance standardization has been established by the Agency.
- C. Products Specified by Naming One or More Manufacturers with a Provision for "or equal": Products of manufacturers named, and meeting specifications shall be used when approved and included in Addendum.
 - 1. Submit a request for substitution for any manufacturer not named prior to Quote. For consideration of proposed substitution, it must meet or exceed all warranties, technical specifications, and criteria listed. Substitution requests must be submitted prior to quote as noted below at article 1.7 "Proposed Substitutions".
- D. Products that are no longer available - or - are not available in time for scheduled project completion are to be brought to the attention of the Contract Administrator, in writing, prior to Quote.

1.7 PROPOSED SUBSTITUTIONS

- A. Contract Administrator will consider requests for Substitutions prior to quote opening and in accordance with this Section and in accordance with Instructions to Bidders.
- B. Submit substitution request at least ten (10) working days prior to Quote opening. Late requests will not be reviewed.
- C. A request constitutes a representation that the Bidder:
 - 1. Has investigated the proposed product and determined that it meets or exceeds the quality level of the specified product.
 - 2. Will provide the same or better warranty for the Substitution as for the specified product.
 - 3. Will coordinate installation and pay for changes to other Work which may be required for the Work to be complete, with no additional cost to Owner, if such changes become apparent due to proposed substitution.
 - 4. Waives claims for additional costs or time extension which may subsequently become apparent.
 - 5. Will reimburse Owner for review and/or redesign services associated with re-approval by authorities.
 - 6. Will reimburse Owner for redesign services required for use of approved substituted product.
 - 7. An equal or greater choice of colors, finishes, textures, and other attributes is available at no additional cost, and is available with no delay in Contract Time.
- D. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.

PRODUCT REQUIREMENTS

- E. Substitutions will not be considered when they are indicated or implied on product data submittals, without separate written request, or when acceptance will require revision to the Contract Documents.
- F. Requests that do not contain adequate data to make a determination of "equal" will be deemed incomplete - and therefore may not be considered for review.
 - 1. Lack of information such as manufacturer's performance data, installation requirements, VOC content, copies of warranties, test results or certifications, Building or Fire Code approval, etc. shall be deemed incomplete - and therefore may not be considered for review.
- G. Substitution Request Submittal Procedure:
 - 1. Submit two signed copies of "Product Substitution Request" form for consideration. At least one of the "Product Substitution Request" forms must have original signature. (emailed Product Substitution Requests shall have 'original' signature in blue ink.)
 - a. The form is included at the end of this Section.
 - b. A blank form may be requested to be faxed or emailed.
 - 2. Submit drawings, dimensions, product data, copies of warranties, and certified test results attesting to the proposed product equivalence.
 - 3. The Contract Administrator will notify all known plan holders, in writing, of decision to accept request. The written notice shall appear in the last Contract Addenda issued.
 - a. Substitution Requests that are not accepted, due to being received too late, or due to non-compliance with listed requirements, or due to incomplete or partial submittal information, shall not be responded to unless a written request for the reason for non-acceptance is requested in writing.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

Copy of "Product Substitution Request" form on next page.

PRODUCT REQUIREMENTS

PRODUCT SUBSTITUTION REQUEST

PROJECT: _____ Project # _____ DATE _____

WE HEREBY SUBMIT FOR YOUR CONSIDERATION, THE FOLLOWING PRODUCT INSTEAD OF THE SPECIFIED ITEM FOR THE PROJECT LISTED ABOVE:

SPECIFICATION SECTION: _____ SPECIFIED ITEM: _____

PROPOSED SUBSTITUTION:

Attach complete product description, drawings, photographs, performance and test data, sample of warranties, color and finish options, and other information necessary for evaluation.

- A. What differences exist between proposed substitution and specified item?
- B. Will changes be required to design or dimensions in order to properly install proposed substitution?
[] NO [] YES If yes, explain
- C. Does the Manufacturer's warranty of proposed substitution differ from that specified?
[] No [] YES If yes, explain:
- D. Will substitution affect Progress Schedule?
[] NO [] YES If yes, explain
- E. What affect does substitution have on other trades?
- F. Will substitution replacement parts cost more than specified Product?
[] NO [] YES If yes, how much?
- G. Will maintenance and service parts be locally available for proposed substitution?
[] NO [] YES If NO, Explain:
- H. Will substitution require more license fees or royalties than specified product?
[] NO [] YES, Explain

By submitting this request, I certify that I have read, understand, and agree to the stipulations listed in Section 01-60 00 – Product Requirements, Article 1.7 - “Proposed Substitutions”.

Submitted By: _____ Name of Company: _____

Address: _____

Signature of Representative: _____ Title: _____ Date: _____

Note: Original Signature, in blue ink, on this form is required for review by Owner's representatives.

PROGRESS AND FINAL CLEANING

PART 1 GENERAL

1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS

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

1.2 SECTION INCLUDES

- A. Restrictions on cleaning products.
- B. Progress cleaning.
 - 1. Daily cleaning requirements.
- C. Final cleaning.
- D. Protection of work and finishes.

PART 2 PRODUCTS

2.1 PRODUCTS

- A. Cleaning agents to be recommended or approved by Owner to prevent health problems, or affect existing health problems, for residents of occupied apartments.
- B. Cleaning agents to be as recommended by Manufacturer of item being cleaned, with review and approval of recommended products by Owner.

PART 3 EXECUTION

3.1 PROGRESS CLEANING

- A. All Owner, staff, and residential areas outside of designated Contractor work areas, shall be cleaned daily.
- B. Maintain clean and safe work site; sweep paved areas.
- C. Remove all nails, staples, packaging, shingles, flashing, etc., in all areas daily.
- D. Prevent tracking of dust, and other effects of construction activity, outside of work area.
- E. Place rubbish, debris, and demolished materials in Contractor provided dumpster, or remove from site daily.
- F. Contractor may not use any Resident or Agency dumpsters, waste receptacles, or other non-Contractor provided waste disposal equipment.
- G. Required cleaning not completed by Contractor shall be back charged to Contractor, including administration and travel time.

PROGRESS AND FINAL CLEANING

3.2 FINAL CLEANING

- A. Execute final cleaning prior to final inspection.
 - 1. Areas that are not clean shall not be inspected for final review.
- B. Clean all new work and clean all existing surfaces within and around new work. Remove temporary labels, stains and foreign substances.
- C. Clean site: sweep paved areas, rake clean landscaped surfaces.
- D. Remove waste, rubbish, surplus materials, and construction facilities from the building work area and site.

3.3 PROTECTION OF FINISHED WORK

- A. Protect finished work during remainder of Contract period or until accepted in writing by Owner.

END OF SECTION

CLOSEOUT PROCEDURE

PART 1 GENERAL

1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS

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

1.2 SECTION INCLUDES

- A. Closeout procedures.
- B. Warranties.
- C. Note: See Section 01-74 00 for Final Cleaning.

1.3 CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Owner and Contract Administrator's inspection.
- B. Submit completed and signed CONTRACTOR'S RELEASE AND CERTIFICATION form.
- C. Submit Manufacturer's Warranties and Installer's Warranties noted in individual Specification Sections.
- D. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

1.4 WARRANTIES

- A. Warranties shall begin upon Owner's acceptance of Work.
- B. Include Warranties with Close-out Documents.
 - 1. Provide Warranties in two labeled binders; with original signatures in one binder and copies of signed warranties in the second binder.
- C. Provide written Installer's Warranty noted in individual Specification Sections.
- D. Provide Manufacturer's Warranties noted in individual Specification Sections.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

ASPHALT SHINGLE ROOFING (SYSTEM)

1. ASPHALT SHINGLES

- A. Type: Laminated, with minimum 30 year Manufacturer Warranty.
- B. Approved Manufacturers and style:
 - 1. Owens Corning, "Duration"
Minimum 30-Year Warranty
Minimum 70 mph Wind Warranty
Minimum 10 year algae resistance
www.owenscorning.com
 - 2. Certainteed, "Landmark"
Minimum 30-Year Warranty
Minimum 70 mph Wind Warranty
Minimum 10 year algae resistance
www.certainteed.com
 - 3. GAF ELK Timberline, "Ultra"
Minimum 30-Year Warranty
Minimum 70 mph Wind Warranty
Minimum 10-year algae resistance
www.gaf.com
 - 4. Malarkey, "Highlander-CS AR", 277
Minimum 30-Year Warranty
Minimum 70 mph Wind Warranty
Minimum 10-year algae resistance
www.MalarkeyRoofing.com
 - 5. IKO, "Cambridge 30 AR"
Minimum 30-Year Warranty
Minimum 70 mph Wind Warranty
Minimum 10-year algae resistance
www.iko.com
 - 6. "Or equal", Substitution Requests, 7 days prior to Bid.
- C. Criteria and Standards:
 - 1. Size: Approximate 915 mm (36 inches) wide by 305 mm (12 inches).
 - 2. Exposure: 127 mm (5 inches) or as recommended by shingle manufacturer.
 - 3. Wind Resistance: ASTM D3161, Type I, self-sealing.
 - 4. Minimum 70 mph Wind Warranty
 - 5. Minimum manufacturer's 10-year algae resistance
- D. Color: As selected by Contract Administrator, from full range of Manufacturer's selection.

2. TYPICAL UNDERLAYMENT

- A. Double layer of underlayment at typical conditions (existing pitch to be verified by contractor).
 - 1. Asphalt Saturated Roofing Felt: ASTM D226, Type I (No. 15) or Type II (No. 30), un-perforated, 914 mm (36 inches wide).

ASPHALT SHINGLE ROOFING (SYSTEM)

3. FASTENERS**A. Fasteners for Asphalt Shingles:**

1. Hot-dip galvanized roofing gun nails (3/8" round head) of sufficient length to penetrate at least 19 mm (3/4 inch) into or through sheathing, as manufactured by Senco, or other hot-dip galvanized fastener manufacturer.
2. Staples other than as noted above are forbidden.

4. VENT PIPE FLASHING**A. NorWesCo., Conductor Flashing,**

Phone: (800) 426-0940

B. Or approved.**5. ATTIC ROOF VENTS****A. Roof vents (roof jacks) for attic ventilation.**

1. Award Metals, a Kaibab Industries Company
2. Nifty-Fifty - Color choice by Contract Administrator from Manufacturer's standard colors.
3. NorWesCo., Plastic Roof Vent, Model # PRV 50, BLACK, 559012
4. Or approved alternate.

6. WARRANTY**A. Installer's Warranty:**

1. Provide two (2) year written warranty covering materials and installation for asphalt roofing and flashing from installer.
 - a. Warranty: Include coverage of watertight condition.
 - b. Warranty shall be non-prorated with no dollar limit for entire two years.
 - d. Warranty to begin upon Owner's acceptance of work.

B. Manufacturer's Warranty:

Provide thirty (30) year written Manufacturer's material warranty.

Provide written Manufacturer's minimum 10 year algae resistance.

7. EXAMINATION

- A. Existing Conditions: Examine substrate before beginning installation; proceeding indicates acceptance of existing conditions.
- B. Notify Contract Administrator in writing of areas that require correction, or of existing deteriorated roof sheathing.

8. FELT UNDERLAYMENT/ ASPHALT SHINGLES/ FLASHINGS

- A. Apply in accordance with ARMA Residential Asphalt Roofing Manual and apply per applicable codes.
- B. Roofers shall install Roof Vent Caps for Mechanical Exhaust Systems.
- C. Connection to Roof Vent Caps in attic shall be by exhaust duct installers.

END OF SECTION

METAL FLASHING

PART 1 GENERAL

1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS

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

1.2 SECTION INCLUDES

- A. Custom bent pre-finished sheet metal flashing for roofing.

1.3 RELATED SECTIONS

- A. Section 01-60 00 – Product Requirements
- B. Section 07-31 13 - Asphalt Shingle Roofing (System)

1.4 SUBMITTALS:

- A. Submit per Section 01-33 00.
- B. Provide color chart from approved Manufacturers for roof flashing.
- C. Manufacturer's data on color finish over G90 galvanizing or over Galvalume.
- D. Shop Drawings:
 - 1. Indicate profiles, dimensions, tolerances, anchorage and fasteners.
 - 2. Contractor to site verify existing dimensions and conditions prior to submittal.

1.5 WARRANTY

- A. Installer's Warranty:
The Contractor shall submit a two (2) year warranty guaranteeing installation is free from defective materials and workmanship.
 - 1. Warranty shall begin upon final acceptance of the installation.
 - 2. Warranty shall be "no-dollar limit" and shall be non-prorated.
- B. Manufacturer Warranty: Pre-finished metal Warranty: 20 years minimum.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Store, protect and handle products to site under provisions of Section 01-60 00.
- B. Comply with all Sheet Metal Manufacturer's instructions, requirements, and recommendations for delivery, storage and handling of materials.
- C. Handling: Handle material carefully to avoid damage to surface, edges and ends.

METAL FLASHING

- D. Do not use adhesive papers or sprayed coatings which bond when exposed to sunlight or weather.

1.7 FIELD MEASUREMENTS

- A. The contractor shall verify all measurements at the site and shall be responsible for dimensions and proper installation of all materials.

1.8 COORDINATION

- A. Coordinate custom bent pre-finished roof flashing with work of Section 07-31 00 – Asphalt Shingle Roofing (System).

PART 2 PRODUCTS

2.1 PRE-FINISHED SHEET METAL ROOF FLASHING AND TRIM

- A. Approved Manufacturers:
 - 1. Custom-Bilt Metals
Oregon Rep / 7433 N. Leadbetter Road / Portland, OR 97203
(503) 256-3328 / (800) 228-3143 / Fax: (503) 256-4572
www.custombiltmetals.com
 - a. 24 gauge (.0236)
 - b. Base metal: ASTM A653 G90 Galvanized, or ASTM A792 Zinc/Aluminum
 - c. 20 year finish Warranty minimum
 - d. Color Choice by Architect from full range of manufacturer's colors.
 - 2. Pacific Metal "Weathercote 2000" (pre-painted over galvanized sheet metal)
Pacific Metal Company
920 S. Danebo Avenue / Eugene, OR 97402
(541) 485-1876 / (800) 666-8202 / Fax: (541) 485-8217 / www.pacificmetal.com
 - a. 24 gauge (.0236)
 - b. Base metal: ASTM A653 G90 Galvanized, or ASTM A792 Zinc/Aluminum
 - c. 20 year finish Warranty
Polyester - Melamine
Nominal Film Thickness: 1.0 mil including primer
 - d. Color Choice by Architect from full range of manufacturer's colors.
 - 3. "Or equal", Proposed Substitution Requests, 7 days prior to bid, in accordance with Section 01-60 00, articles 1.6 and 1.7.

METAL FLASHING

2.2 FASTENERS –GENERAL:

- A. Fasteners for anchorage at roof flashing and other locations.
 - 1. **Hot-dip galvanized**, in sufficient length to penetrate minimum of 1 inch into substrate. (Electro-galvanized fasteners are forbidden).
 - 2. Pre-drill as required to prevent distortion of metal surface.

PART 3 - EXECUTION

3.1 INSPECTION AND COORDINATION

- A. Inspect surfaces to receive Flashings.
- B. Substrate shall be plumb and true, clean, even, smooth, and dry.
- C. Substrate shall be free from defects and projections which might affect the installation.
- D. Do not start work until conditions are satisfactory.
- E. Report adverse conditions in writing to Contract Administrator, prior to installation.

3.2 GENERAL FABRICATION and INSTALLATION

- A. Form to shapes and dimensions shown on Architect's signed, approved Shop Drawings.
- B. Provide pre-drilled fastener holes for field anchorage as required to prevent distortion.
- C. Allow for sheet metal expansion and contraction at joints.
- D. Install work without waves, warps, buckles, distortions, fastening stresses, tool marks, or defects which impair or mar appearance.
- E. Maintain dimensional tolerances, aligning with adjacent work. Align free of warp or twist.
- F. Install and secure to provide permanent anchorage.
- G. Coordinate installation of Metal Flashings with installation of Asphalt Shingle Roof System,
- H. Install in manner that prevents water seepage into any part of the structure.

METAL FLASHING

3.3 CLEAN UP

- A. Remove protective material from finished surfaces.
 - 1. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths are required to remove labels, films, and protective wrap.
- B. Remove all debris from site.
- C. Do not use Agency dumpsters or trash cans.
- D. Clean site of all nails, anchors, and similar sharp items with magnet.

END OF SECTION