



## TOWN OF RIVERHEAD

### Community Development Department

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901

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Chris Kempner, Director

## STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS

### WORK IN KITCHENS:

1. Replacement kitchen cabinets to be Mills Pride or approved equal.
2. Provide knobs or pulls for cabinets with an allowance of \$2.50 each plus sales tax.\*
3. Two (2) handle replacement faucet with or without sprayer to be Delta models 9503 or 9203 (or approved equal).
4. Replacement sinks to be Elkay stainless steel model HR2525224 for single bowl or SLPF33224 for double bowl (or approved equal).
5. Replacement Range hoods vented or non-vented to be Nutone SL6200series (or approved equal).
6. Replacement countertops to be in stock laminate based on manufacturer's standard colors.
7. Unless specified otherwise, replacement flooring to be vinyl sheet flooring with a limited five (5) year warranty.
8. Caulk shall be G.E. "Silicone II" Kitchen and Bath, color as necessary.
9. Replacement flooring to be 12" x 12" glue down vinyl tile and 1/4" luan under-layment. Install new 3-1/4" primed colonial base mouldings.\*

### WORK IN BATH ROOMS:

1. Replacement vanities to be Mills Pride or approved equal with cultured marble vanity top, sizes as necessary.
2. Replacement lavatory faucets to be Delta model number 2522 or approved equal.
3. Replacement tub and shower faucets are as follows; single lever to be Moen model number L82339 and three (3) handle tub and shower faucet to be Delta model number 9835 (or approved equal).
4. Replacement bath tub shall be American Standard "Princeton" Americast finish or approved equal.
5. Tub wall surround shall be E.L.Mustee "Durawall" fiberglass or approved equal.
6. Replacement shower stall and base shall be similar or equal to "Durastall" fiberglass.
7. Shower pans shall be Oatey P.V.C. pan liner and glued with Oatey X-15 bonding adhesive.
8. Tile backer in tub and shower areas shall be "Dens Shield" as manufactured by Georgia Pacific.
9. Replacement shower faucet shall be Delta "Monitor" single control model number N1324 (or approved equal). Two (2) handle replacement shall be Price Pfister model number 007318D (or approved equal).
10. Replacement toilet shall be similar or equal to American Standard "Cadet" two (2) piece white unit with a Bemis white plastic seat.
11. Replacement countertop lavatory shall be similar or equal to American Standard "Renaissance" white round/oval.
12. Replacement bath exhaust fan having air movement of 70 cfm shall be similar or equal to Broan Manufacturing.
13. Caulk shall be G.E. "Silicone II" Kitchen and Bath, color as necessary.
14. Replacement flooring to be 12" x 12" glue down vinyl tile and 1/4" luan under-layment. Install new 3-1/4" primed colonial base mouldings.

## **STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS**

### **REPLACEMENT WATER HEATERS**

1. Gas water heater shall be similar or equal to Rheem with a six (6) year limited warranty.
2. Propane water heater shall be similar or equal to Rheem with a six (6) year limited warranty.
3. Electric water heater shall be similar or equal to HotPoint, Rheem with a six (6) year limited warranty.
4. Oil fired, to be specified
5. Please provide a full service, one (1) year service contract on the system. The service contract shall be from the installer/service provider directly to the homeowner.\*

### **SIDING**

1. Fiber-cement shingles shall be similar or equal to GAF Weatherside.
2. Vinyl siding shall be double 4 traditional or Dutch lap as selected from manufacturer's standard colors. Minimum thickness of vinyl siding shall be .040".
3. Aluminum trim shall be standard white.
4. Vinyl soffits shall be white triple four vented as necessary.
5. The wall envelope shall include properly installed flashings as required, 15 lb. felt paper in replacement work, or air infiltration house wrap in new work when the original siding and felt paper is removed.
6. Furnish and install ½" insulation board as required.
7. Caulk as necessary G.E. "Silicone II", color as necessary.
8. For all complete siding projects, please include up to a total of three (3) sheets of plywood sheathing replacement in base bid. If there is more replacement required, this will be addressed after receipt of a formal change order and approval by housing inspector.\*

### **ROOFING MATERIALS**

1. Replacement shingles shall be similar or equal to GAF Timberline 30 class A with ridge cap shingles and GAF Cobra ridge vent if no form of appropriate venting is evident.
2. If doing a total roof removal, furnish and install 30# felt under-layment, step flashings (.019 gauge as aluminum or better) as necessary and 5" metal drip edge. Ice and water shield to be applied according to section R905.2.7.1 in the Residential Code of New York State.
3. Replacement gutters shall be seamless .027" standard white 5" residential type with leaders.
4. Manufactured home roof-over shall be as supplied by Urban Industries (800) 537-2807 and installed per manufacturers specifications. Proper flashing of all penetrations is important.
5. Replacement sheathing shall be CDX grade exterior sheathing of thickness to match the existing.
6. For all total roof removals, please include up to a total of three (3) sheet of sheathing replacement in base bid. If there is more replacement required, this will be addressed after a receipt of a formal change order and approval by Housing Inspector.

## STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS

### WINDOWS AND DOORS

1. Replacement windows for both manufactured homes and conventional homes shall be similar or equal to Simonton Reflections Model 5050 low -E insulated glass with half screens.
2. Exterior replacement steel doors shall be similar or equal to Stanley pre-hung doors with brick-mold exterior trim, 20 minute fire rating and 10 year limited warranty.
3. Replacement entry lock sets shall be similar or equal to Kwikset Security Tylo knob and single cylinder dead bolt.
4. Interior replacement doors shall be similar or equal to Premdor or pre-hung single bore flush Luann doors.
5. Interior replacement latch set shall be similar or equal to Kwikset Tylo passage or privacy sets as necessary.
6. Caulk for exterior of windows and doors shall be G.E. "Silicone II" window and door. Color as necessary.
7. Caulk for interior of windows and doors shall be DAP "Alex Plus" acrylic latex caulk.
8. Replacement front and rear entry doors for manufactured homes shall be similar or equal to those distributed by [www.mobilehomeadvantage.com](http://www.mobilehomeadvantage.com).
9. Exterior trim boards for replacement windows on both manufactured homes and conventional homes shall be similar or equal to AZEK cellular P.V.C. boards, size as necessary. Install as per manufacturer's specifications.
10. Interior casing and trim for windows and doors shall be primed colonial type 2-1/4" wide.
11. Insulation to fill gap between windows or doors and rough opening shall be similar to Johns Manville Formaldehyde free fiberglass insulation.
12. Self-storing storm door shall be similar or equal to Emco Specialties model HD 100.
13. ***Starting January 1, 2005***, replacement windows shall not have a U-factor that exceeds .4U<sub>g</sub>.
14. Apply Grace Vicor window flash around rough opening before installing new replacement doors. Tuck wrap behind existing siding as best as possible. Install proper pan flashing at the base of rough opening, which shall extend under door saddle and behind the kick plate area. Install drip cap over top of the frame. Provide proper sill support of aluminum sill projects exterior wall surface more than 1/2".

### ELECTRIC WORK

1. If necessary, service panel and service-drop upgrades to be as per current code. Service panels to Murray, General Electric, Westinghouse or similar.
2. Circuit breakers shall be of plug in type as manufactured by Westinghouse or approved equal.
3. Bathroom outlets to be ground fault circuit interrupter protected and installed according to code within 36" of edge of lavatory basin.
4. Kitchen outlets to be ground fault circuit interrupter protected and installed according to code.
5. Contractors, please notify the Town of Riverhead Community Development Department if there is presence of aluminum wiring during pre-bid inspections for any electrical work.
6. All new electrical installations shall comply with National Electrical Code and be done by a licensed electrician only. Inspections of new work shall be made by an approved service and Electrical Inspection Certificate is to be issued upon completion of work.

## **STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS**

### **PLUMBING WORK**

1. Plumbing equipment and materials shall comply with, and be installed in accordance with, the Plumbing Code of New York State.

### **MOBILE HOME SPECIALTIES**

1. Vertical/diagonal tie-downs are to be installed as per Section AE604 and AE605 of the NYS residential code and as called for by the manufacturer's installation instructions. Refer to [www.mygreathome.com](http://www.mygreathome.com) for more information.
2. Vinyl skirting replacement shall be similar or equal to Everlock Deluxe white vented panels. All skirting to be anchored properly as per manufacturer's directions.
3. Fiberglass rear doors and water heater doors shall be similar or equal to those manufactured by Philips Industries.
4. Fiberglass front door and screen combo shall be similar or equal to Philips Industries.
5. Replacement tubs and/or shower pans shall be heavy gauge ABS plastic.
6. Tub and shower surrounds shall be ABS plastic.

#### References:

1. [www.mobilehomepartsstore.com](http://www.mobilehomepartsstore.com)
2. [www.mobilehomeadvantage.com](http://www.mobilehomeadvantage.com)
3. [www.mobilehomedepotmi.com](http://www.mobilehomedepotmi.com)
4. [www.mygreathome.com](http://www.mygreathome.com)

### **FRAMING AND SHEATHING**

1. Framing shall be #2 or better Douglas fir. All sheathing shall be exterior grade plywood of thickness to match the existing.

### **MASONRY**

1. Solid clay or shale units shall conform to ASTM C216 and ASTM C652 for hollow clay or shale units. Brick shall be laid in running bond unless otherwise indicated.
2. Concrete masonry units shall conform to ASTM C55 for concrete brick and ASTM C90 for load bearing concrete masonry units. C.M.U. shall be laid in running bond unless otherwise indicated.
3. Mortar for masonry units shall conform to ASTM C270.
4. Acceptable brick manufacturers shall be Belden Brick, Glen-Gery, Pacific Clay, Endicot, Boral, Cushwa or approved equal to match existing.
5. Acceptable concrete masonry unit manufacturers shall be Barrasso and Sons, Inc., Smithtown Concrete Products or approved equal.
6. Control joint filler shall be similar or equal to Williams Products NN1 1040 Series.
7. Caulk shall be similar or equal to Sonneborne NP1.
8. Masonry cleaner shall be similar or equal to Sure Klean 600 by Prosoco
9. Water proofing sealer for masonry shall be similar or equal to UGL Drylok latex based.

### **CONCRETE**

## **STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS**

1. Structural concrete shall be designed and constructed in accordance with the requirements of ACI 318 and chapter 19 of the Building Code of New York State.
2. Testing shall be the responsibility of the contractor and copies of documents shall be submitted to the Community Development office.
3. Hydraulic cement to seal cracks or holes in concrete foundations to be similar or equal to UGL Drylok fast plug.
4. Water proofing sealer for concrete shall be similar or equal to UGL Drylok latex based.

### **NEW BOILER SYSTEM (OIL FIRED)**

All boilers shall be listed and labeled in accordance with UL 726.

All hot water boilers used shall be high efficiency steel or cast iron and designed for a maximum working pressure of 30 P.S.I.

The boiler is to have a B.T.U. rating equal to or greater than the unit being replaced or as specified.

All required safety valves, switches, circulators, controls, oil filter assembly and thermostats shall be included. Pressure and temperature gauges shall indicate pressure and temperature within the normal range of operation.

All boilers shall be protected with a low water cutoff control. The low water cut off control shall automatically stop the combustion operation of the appliance when the water level drops below the lowest safe water level as established by the manufacturer.

Boilers shall be equipped with pressure relief valves with minimum rated capacities for the equipment served. Pressure relief valves shall be set at the maximum rating of the boiler. The discharge shall be piped to within 18 inches of the floor drain.

Boilers shall be equipped with expansion tanks. Non-pressurized tanks shall be securely fastened to the structure or boiler and supported to carry twice the weight of the tank filled with water. Provisions shall be made for draining non-pressurized tanks without emptying the system.

Minimum capacity of expansion tanks shall be as per applicable codes and manufacturer's specifications.

Oil Burner shall be a high static pressure, flame retention type unit designed to burn #2 fuel oil. The motor rating shall be 1/7 HP, 3450 RPM minimum, with a firing rate of 0.40 – 3.00 GPH. All components shall be UL listed.

### **SERVICE CONTRACT**

A full service, one (1) year service contract on the system shall be included. The service contract shall be from the installer/service provider directly to the homeowner.

## STANDARD SPECIFICATIONS FOR HOME IMPROVEMENT PROGRAM PROJECTS

### LEAD PAINT

If lead paint is found to be present in the home, the general contractor shall be responsible to abide by all rules, regulations and procedures as set forth by the United States Dept. of Housing and Urban Development (HUD) as contained in the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, June 1995 (Title X, Section 1017), or any revised subsequent editions. The contractor shall be required to have a Certified Lead-Based Paint Abatement Supervisor on staff, and the Supervisor shall be on site at all times when any worksite planning, worksite preparation work, abatement work, daily clean up work, etc. is being performed. Safe work practices, worker protection, and occupant protection shall be used at all times. The contractor is responsible for complete cleaning to pass clearance testing. *If the house does not pass clearance testing, the contractor shall be responsible to clean the unit again and have clearance testing done again, until passing clearance is achieved, and shall be responsible for the additional incurred cost.* If awarded the bid and lead abatement is subcontracted, the Community Development Department must have copies of lead abatement contractor's EPA certificate.

### BIDDING PROCEDURES

Every effort has been taken to include all necessary monies in the Community Development's estimate to complete each item of the project. It is the sole responsibility of the contractor to estimate each line item to accommodate the complete installation of each item. Opportunity is given to the contractor to include all that is necessary to complete each item. Change orders will only be given on items not clearly evident due to hidden conditions at the time of the bid. Contractors are responsible for all measurements to insure the proper installation of each item.

### INSPECTIONS

After award of bid, the contractor is responsible for informing the Housing Inspector at the time he begins construction, and at required intervals to allow proper periodic inspections.

**\*\*\*\* Please keep this package for future reference when bidding Community Development Projects and for reference on the jobsites. Make sure your sub-contractors have copies for their reference as well.**

**NOTE: The above specifications are general and subject to change without notice. It is advised that all bidders review specifications with each bid.**

The Town of Riverhead is an equal opportunity provider and employer. Discrimination is prohibited by Federal Law. Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact our office at one of the numbers listed above.