



## 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 cabinets to be *Distinctions* (in white) ready to assemble. 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 *Moen Banbury* (or approved equal).
4. Replacement sinks to be *Elkay* stainless steel model **HD114625** for single bowl or **HD114658** for double bowl (or approved equal).
5. Replacement Range hoods vented or non-vented to be *Nutone* (or approved equal).
6. Replacement countertops to be in stock laminate based on manufacturer's standard colors.
7. Caulk shall be *G.E. "Silicone II" Kitchen and Bath*, color as necessary.
8. Replacement flooring to be 12"x12" glue down vinyl tile and ¼" Luann under-layment. Furnish and install new 3-1/4" primed colonial base mouldings.

##### WORK IN BATH ROOMS:

1. Replacement vanities to be *American Classics* or approved equal with cultured marble vanity top, sizes as necessary.
2. Replacement lavatory faucets to be *Moen* model number **CA84403** or approved equal.
3. Replacement tub and shower faucets are as follows; single lever to be *Moen* model number **#8325** and tub/shower faucet to be *Moen Banbury #82910* (or approved equal) .
4. Replacement bath tub shall be a white *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 *Moen* single control model number **#8325**(or approved equal).
10. Replacement toilet shall be similar or equal to *Kohler Cimarron Comfort Height* two (2) piece 1.28 GPF with *Class Six* flushing technology and a *Bemis* white plastic seat.
11. Replacement countertop lavatory shall be similar or equal to *Glacier Bay "Argon"* white oval model **13-0012-4WHD** or round model **13-0010-ADA**.
12. Replacement bath exhaust fan having air movement of 80cfm shall be similar or equal to *NuTone*.
13. Caulk shall be *G.E. "Silicone II" Kitchen and Bath*, color as necessary.
14. Replacement flooring to be 12"x12" glue down vinyl tile and ¼" Luann 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 *Hot Point, Rheem* with a six (6) year limited warranty.
4. Oil fired, to be specified.
5. Indirect fired units to be specified.
6. 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.
7. Water heater drip pan installed where leaks or temperature and pressure valve activation could potentially damage the property. Pans must be plumbed to a proper drain or to a safe disposal area. Pans should be a minimum of 4" wider in diameter than the diameter of the water heater. Aluminum pans can be used for electric or gas. \*\*
8. Please refer to *Section M2005* of the *NYS residential Code*. \*\*
9. *Provide all applicable warranties to 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 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) sheets 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. Vinyl replacement or prime windows for both manufactured homes and conventional homes shall be similar or equal to **Wincore Model 5400** low-E insulated glass with half screens.
2. Exterior replacement steel doors shall be similar or equal to **Jeld-Wen FiniShield** 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 unless otherwise specified.
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 **Versatex cellular P.V.C. boards**, size as necessary. Install as per manufacturer's specifications.
10. Interior casings and trim for windows and doors shall be primed colonial type 2-1/4" wide. **Fill all nail holes.**
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. Replacement windows shall **not** have a U-factor that exceeds .4 Ug.
14. Apply **Protecto Wrap** window flash around rough opening before installing new replacement windows and 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 at doors if 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 be *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.
6. All new electrical installations shall comply with the *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 *NYS Plumbing Code*.
2. Plumbing work to be performed by *licensed plumbers*.

### **MANUFACTURED/MOBILE HOME SPECIALTIES**

**PLEASE REFER TO NYS RESIDENTIAL CODE APPENDIX E \*\***

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*. *Confirm color with homeowner*.
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.
7. Windows for manufactured homes are to be vinyl units with *nail-fin*. Units to be properly *caulked, flashed* and *insulated* as per *NYS Residential Code*. Units to have low-E insulated glass with half screens. U-factor shall not exceed .4 Ug. Units to be trimmed inside and out. Interior casings to be primed 2-1/4" colonial type. *Fill all nail holes*. \*\*

References:

1. [www.blevinsinc.com](http://www.blevinsinc.com) \*\*
2. [www.mobilehomepartsstore.com](http://www.mobilehomepartsstore.com)
3. [www.mobilehomeadvantage.com](http://www.mobilehomeadvantage.com)
4. [www.mobilehomedepotmi.com](http://www.mobilehomedepotmi.com)
5. [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. All work performed in accordance with the *N.Y.S. Residential Code*. \*\*

### **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 NNI 1040 Series***.
7. Caulk shall be similar or equal to ***Sonneborne NPI***.
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.
10. Please refer to Sections ***R606*** thru ***R609*** of the ***NYS Residential Code*** and ***ACI 530***.

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

### **CONCRETE**

1. Structural concrete shall be designed and constructed in accordance with the requirements of ***ACI 318*** and ***Chapter 19*** of the ***NYS Building Code***.
3. Testing shall be the responsibility of the contractor and copies of documentation shall be submitted to the Community Development's office.
4. Hydraulic cement to seal cracks or holes in concrete foundations to be similar or equal to ***UGL Drylok*** fast plug.
5. 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 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 cut off 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. Please refer to ***Section M2001*** of the ***NYS Residential Code***. \*\*

### **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 occurred cost.* If awarded the bid and lead abatement is subcontracted, the Community Development Department must have copies of lead abatement contractor's EPA Certificate and Insurance 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.**

*If more copies of this specification are needed, please go to [www.riverheadli.com](http://www.riverheadli.com) to print it. Please be mindful of the latest revision date.*

**\*\*Revision Date: 7-9-10 Rev. # 22**