

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2180
www.bcgov.net

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INTERIM COUNTY ADMINISTRATOR

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

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CLERK TO COUNCIL

AGENDA
COMMUNITY SERVICES COMMITTEE

Tuesday, January 22, 2018

3:30 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Staff Support:
Monica Spells, Assistant County Administrator
Civic Engagement and Outreach

1. CALL TO ORDER – 3:30 P.M.
2. FACILITY PROJECT UPDATES (AS RELATED TO THE COMMITTEE'S EXTERNAL RESPONSIBILITIES AS COUNCIL'S REPRESENTATIVE) ([backup](#))
 - A. Construction of three new homes for the Beaufort County Disabilities and Special Needs Department to replace the Beaufort County Community Residential Care Facility in Port Royal
 - B. Expansion of the Beaufort County Elections and Voter Registration Building
3. UPDATE/HUMAN SERVICES ALLIANCE ([backup](#))
 - A. Collaborative Organization of Services for Adults (COSA)
 - B. Housing, Homelessness and Vulnerability
 - C. Resolution Draft - Stepping Up: A National Initiative to Reduce the Number of People with Mental Illnesses in Jails (Introduced by The National Association of Counties, the Council of State Governments, and the American Psychiatric Association Foundation)
4. DISCUSSION/ BEAUFORT MEMORIAL HOSPITAL (FOLLOW UP FROM OCTOBER 2017 PRESENTATION TO THE COMMITTEE REGARDING THE STATE OF THE HOSPITAL)
5. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Alcohol and Drug Abuse Board
 - B. Beaufort/Jasper Equal Opportunity Commission
 - C. Beaufort Memorial Hospital Board
 - D. Disabilities and Special Needs Board
 - E. Library Board
6. ADJOURNMENT

2017 Strategic Plan Committee Assignments
Affordable /Workforce Housing
Housing Survey
Residential Homes (3) Port Royal





FACILITY PROJECT UPDATE:

Three New Homes for the Beaufort County Disabilities and Special Needs Department



COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

102 Industrial Village Road, Bldg 2 - Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

INFORMATIONAL ONLY - AWARD APPROVED IN 2017

TO: Council Member Brian E. Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: **Sole Source Purchase Request of Three New Homes from Hutter Construction Corporation and Salt Line Construction for the Beaufort County Disabilities and Special Needs Department**

DATE: November 15, 2017

BACKGROUND: The Purchasing Department received a request from the Disabilities and Special Needs (DSN) Department to purchase three homes in support of replacing the Beaufort County Community Residential Care Facility located in the Town of Port Royal at 1508 Old Shell Road; this facility is aging and no longer meets Federal and State compliance requirements of those it is meant to serve. Transitioning the current residents of this facility into the requested homes will better enable DSN to provide the necessary ongoing care for them in safer, more appropriate housing, while also affording them the opportunity to be in a place which is better integrated into the fabric of Beaufort County.

These homes will be built to accommodate DSN consumers and will adhere to applicable ADA standards. In addition to having four bedrooms, each home will have two bathrooms and a staff office with a half-bath. The South Carolina Department of Disabilities and Special Needs (SCDDSN) will reimburse Beaufort County the full sale price of the current Port Royal property when sold, allowable via a budget proviso passed by the South Carolina General Assembly. SCDDSN will reimburse Beaufort County for the sprinkler system installation and \$8,000 per home for furnishings.

DSN encountered obstacles with developers not being able to accommodate the design specs for people with disabilities, as well as concerns about having DSN homes in certain communities. Consequently, staff negotiated the purchase price through competitive research after working with a local real estate agent to find suitable land and cooperative builders. The County's Small and Minority Business Provisions do not apply to this procurement. The recommended vendors are local firms.

CONTRACTOR INFORMATION

COST

1. Hutter Construction Corporation, Beaufort, SC (home in Live Oaks development)	\$ 350,000
2. Salt Line Construction, Port Royal, SC (home on Waddell Road)	\$ 350,000
3. Salt Line Construction, Port Royal, SC (home on Center Drive West)	<u>\$ 317,000</u>
	<u>\$1,017,000</u>

FUNDING: Fund balance account 24470011-54410 Disabilities and Special Needs - Building Acquisition. The fund balance exceeds the amount needed to purchase these three homes at \$3,483,090.99.

FOR ACTION: Natural Resources Committee meeting occurring November 20, 2017.

RECOMMENDATION: The Purchasing Department recommends that the Natural Resources Committee approve the contract awards to purchase the three homes from the aforementioned vendors for a total cost of \$1,017,000.

CC: Joshua A. Gruber, Interim County Administrator
Alicia Holland, Assistant County Administrator, Finance
Monica N. Spells, Assistant County Administrator, Civic Engagement and Outreach
Bill Love, Disabilities and Special Needs Executive Director

Attachments:

Home Plans and Pricing Information

Section 36.16, Proviso for FY 2017-18, South Carolina House Ways and Means Committee

**SUMMARY OF PROVISO CHANGES FOR FY 2017-18
AS RECOMMENDED BY
THE HOUSE WAYS AND MEANS COMMITTEE**

SECTION 35 - J120 - DEPARTMENT OF MENTAL HEALTH

- 35.7 AMEND** (Deferred Maintenance, Capital Projects, Ordinary Repair and Maintenance) Authorizes the department to establish an interest bearing fund with the State Treasurer to deposit deferred maintenance funds and other one-time funds from any source. Authorizes the department to spend these funds for deferred maintenance, capital projects and ordinary repair and maintenance. Authorizes the funds to be carried forward and used for the same purpose.
WMC: AMEND proviso to delete specific reference to depositing funds “appropriated” for deferred maintenance and other one-time funds from any source. Authorize the department to retain and deposit into the fund the proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. Requested by Department of Mental Health.
- 35.8 ADD** (Lease Payments to SFAA for SVP Program) **WMC:** ADD new proviso to exempt Sexually Violent Predator Program lease payments to SFAA from any across-the-board base reductions.

SECTION 36 - J160 - DEPARTMENT OF DISABILITIES AND SPECIAL NEEDS

- 36.7 AMEND** (Unlicensed Medication Providers) Authorizes the department to license or certify select unlicensed persons in community-based programs to provide select medications. Limits the medications allowed to be administered. Requires the department to establish curriculum and standards for training and oversight. Directs that this provision does not apply to an intermediate care facility for individuals with intellectual and/or related disability.
WMC: AMEND proviso to change “selected” to “designated” unlicensed persons. Direct that unlicensed persons must have documented “successful completion of” medication training and direct that in addition to nurses, “licensed pharmacists and licensed medical doctors” may train and supervise designated unlicensed persons to provide medication. Amend the type of medications designated unlicensed persons may provide. Require a written or electronic record about each medication be provided as part of the provision of medication. Direct that nurses, pharmacists and medical doctors that train, approve, and supervise designated unlicensed persons shall be protected against tort liability. Requested by Department of Disabilities and Special Needs.
- 36.16 ADD** (Beaufort DSN Facility) **WMC:** ADD new proviso to authorize the department to retain the full amount of proceeds from the sale of the local DSN Board of Beaufort County property. Direct that funds from the sale must be used to purchase new property for the local DSN Board that better meets the needs of those served. Authorize unexpended funds to be carried forward and used for the same purpose. Direct the department to provide a status report to the Beaufort County Legislative Delegation by June 30, 2018 that details the retention of any sale proceeds and/or expenditures of the funds.

SECTION 38 - L040 - DEPARTMENT OF SOCIAL SERVICES

- 38.3 AMEND** (~~Foster Children~~ Burial Expenses) Directs that the expenditure of funds allocated for burials of foster children not exceed \$1,500 per burial.
WMC: AMEND proviso to include adults who are in DSS custody. Requested by Department of Social Services.

SCALE: 1/8" = 1'-0"

550°44'01"W
20.30'
1/2" REBAR
FOUND

5X5
CMF

3X3
CMF

3X3
CMF

N 00°02'00" E 95.00'

14-CONFIDENTIAL

5 FT REAR SETBACK

CHAIN LINK FENCE 14

1/2" RO
SET

1 SITE PLAN
A101 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

LOT 74
13,557.45 Sq. Feet
0.31 Acres

13,557.45 Sq. Feet
0.31 Acres

0.31 Acres

0.31 Acres

^{31}P

12*DW

OVER HEAD WIRE

1/2" ROD
SET

LOT 753

☐ RELEASED FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

TMA ARCHITECT
T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

**NEW RESIDENCE:
608 CENTER DRIVE WEST
BEAUFORT, SOUTH CAROLINA**

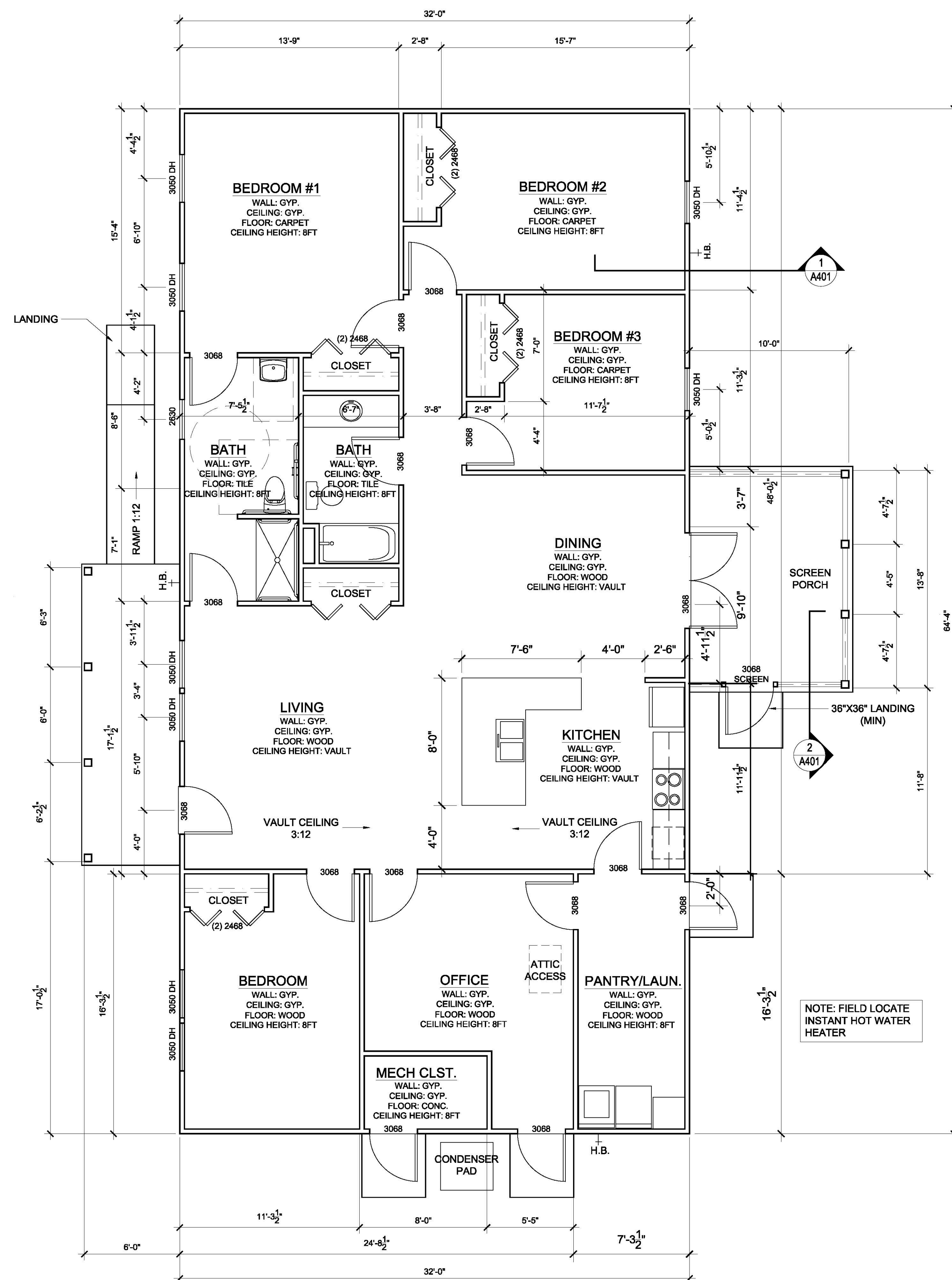
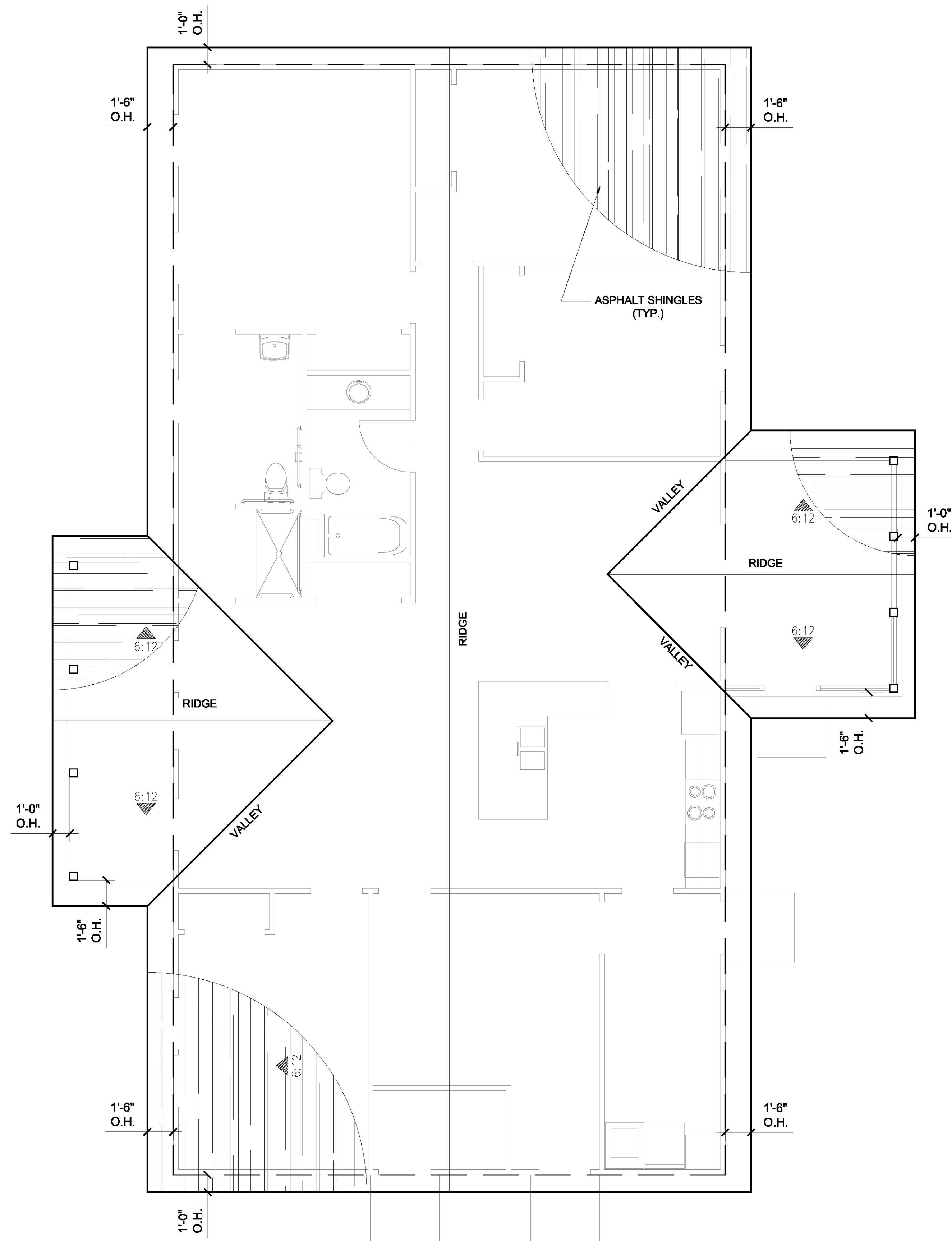
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Sheet Title
SITE PLAN

Drawn By:	T. Michael
Chk'd By:	T. Michael
Project ID:	17-01

Sheet No.
A101

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T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

TMA ARCHITECT

**NEW RESIDENCE:
608 CENTER DRIVE WEST
BEAUFORT, SOUTH CAROLINA**

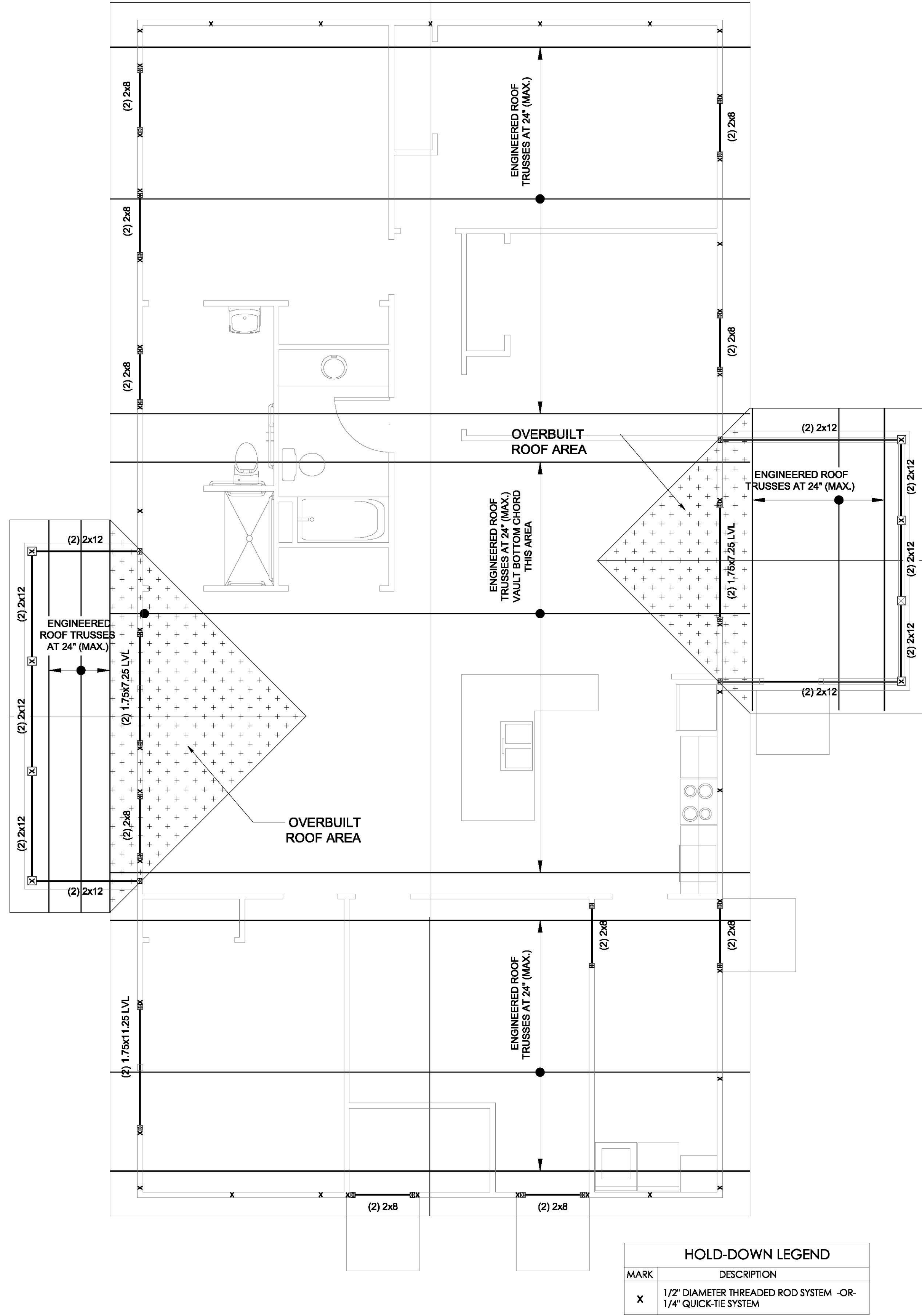
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Sheet Title
FOUNDATION
/ FLOOR PLAN

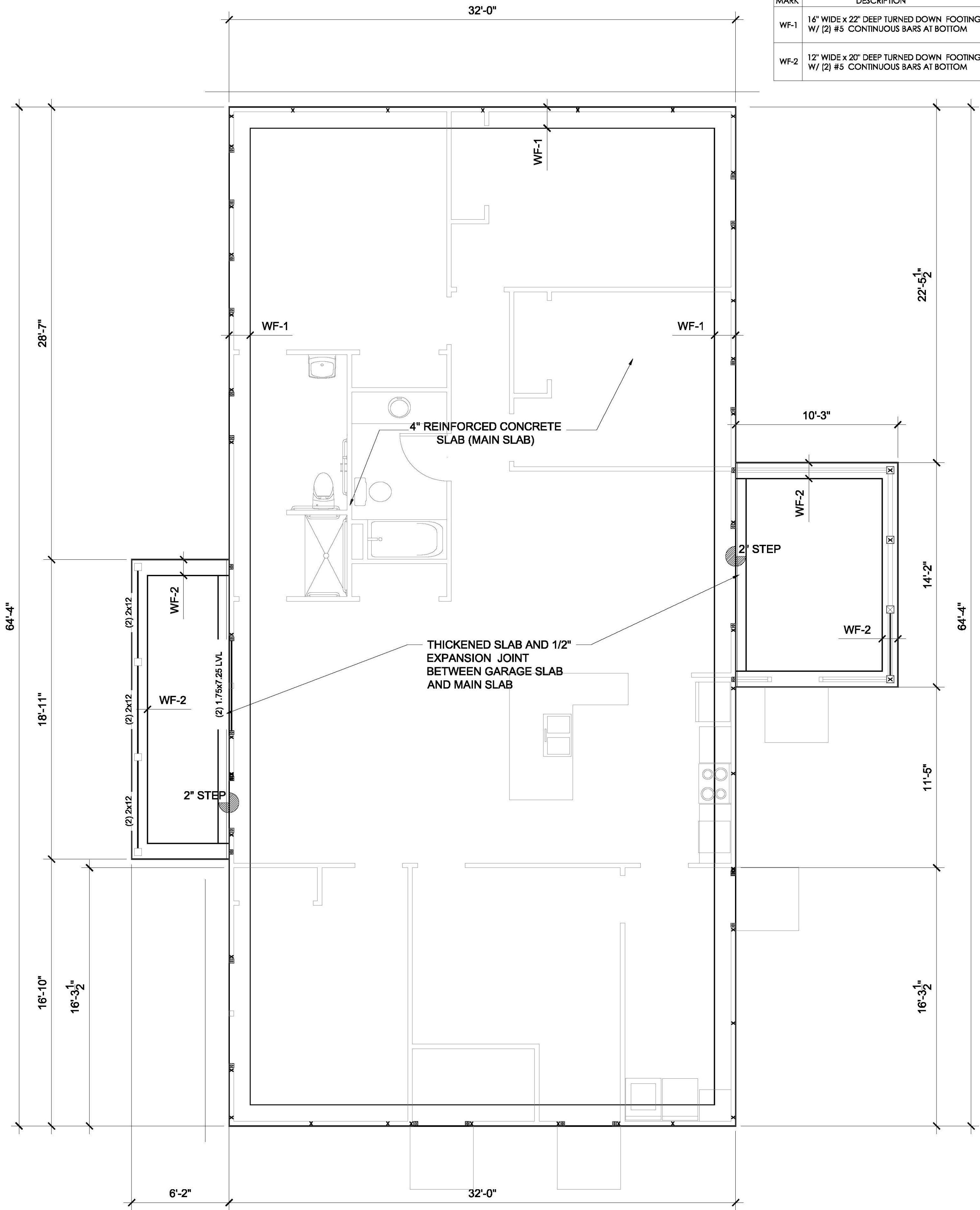
Drawn By:	T. Michael
Chk'd By:	T. Michael
Project ID:	17-0

Sheet No.
A201

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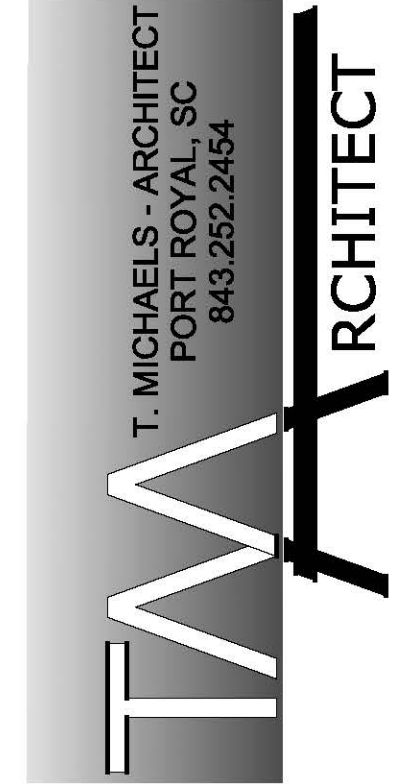
2 FOUNDATION PLAN
A201 SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN
A201 SCALE: 1/4" = 1'-0"

WALL FOOTING SCHEDULE	
MARK	DESCRIPTION
WF-1	16" WIDE x 22" DEEP TURNED DOWN FOOTING W/ (2) #5 CONTINUOUS BARS AT BOTTOM
WF-2	12" WIDE x 20" DEEP TURNED DOWN FOOTING W/ (2) #5 CONTINUOUS BARS AT BOTTOM

☐ RELEASED FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

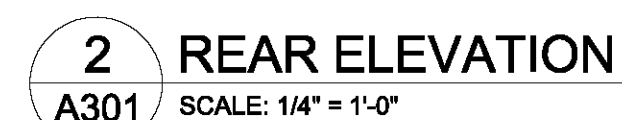
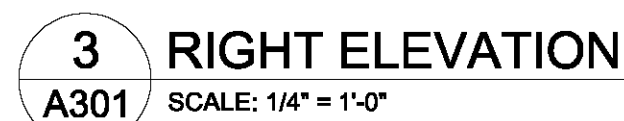
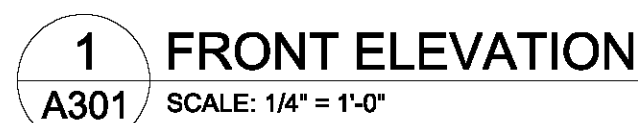
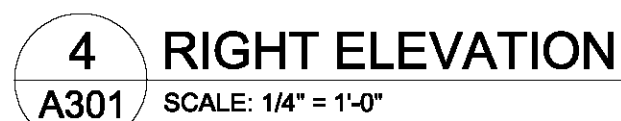


NEW RESIDENCE:
608 CENTER DRIVE WEST
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date

Sheet Title
ROOF PLAN /
ROOF
FRAMING
PLAN
Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 17-013

Sheet No.
A202
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T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

ARCHITECT

**NEW RESIDENCE:
608 CENTER DRIVE WEST
BEAUFORT, SOUTH CAROLINA**

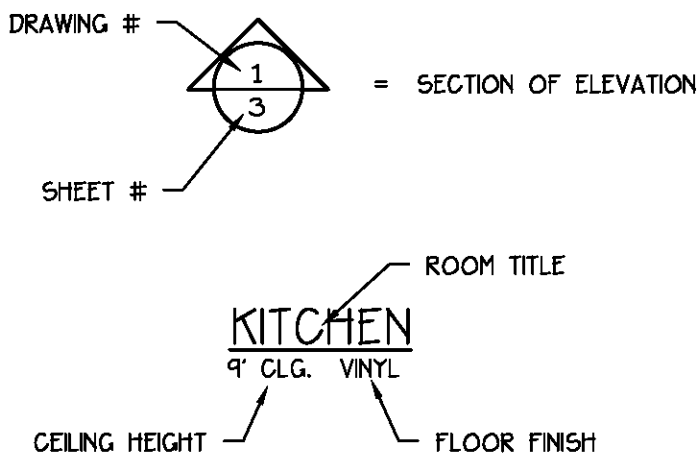
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Sheet No.
A30

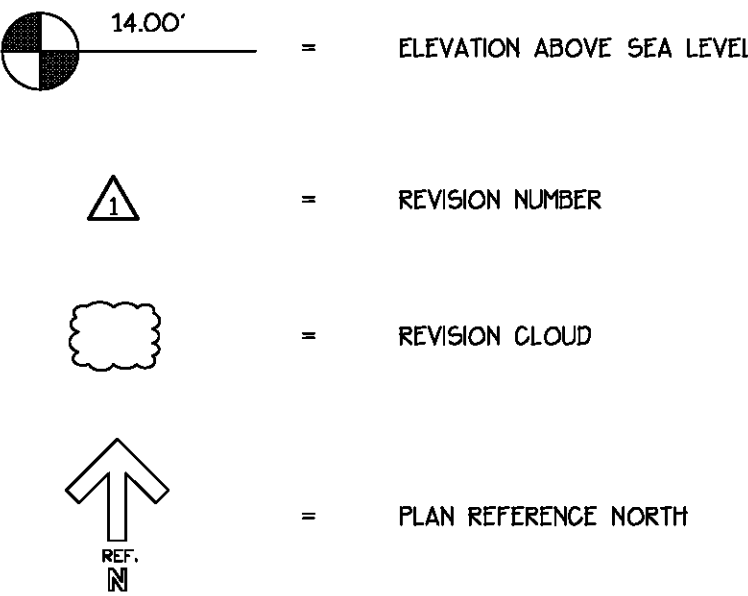
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SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER



	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 1 FLOOR, ROOF + ELECTRICAL PLAN
- 2 FOUNDATION PLAN
- 3 DETAILS
- 4 ELEVATIONS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

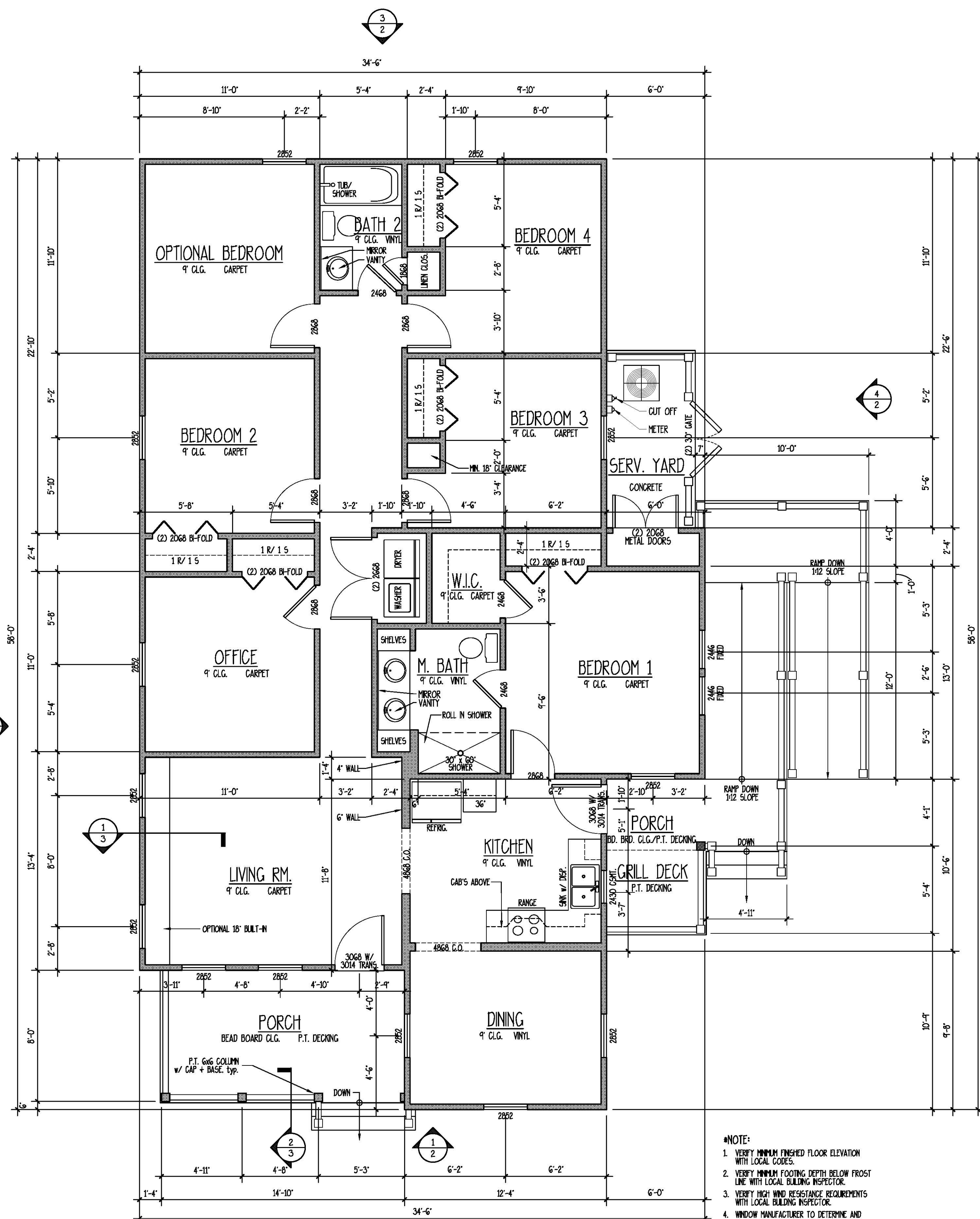
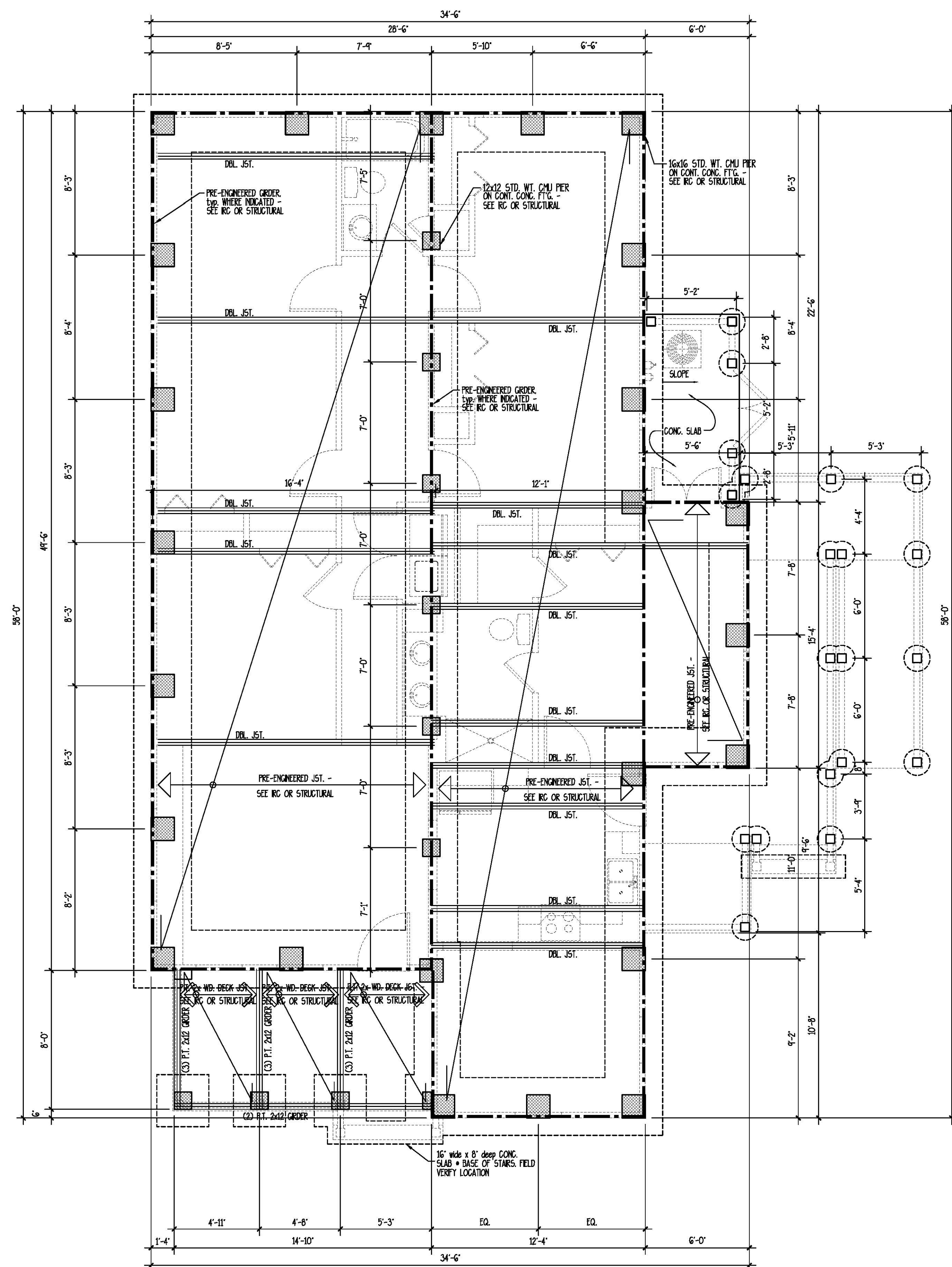
AREA CALCULATIONS	
FIRST FLOOR HEATED	1285 sq. ft.
COVERED PORCHES	147 sq. ft.
DECK	31 sq. ft.

DUKE STREET

DATE :	11/03/17
JOB NO. :	173334
DWN BY :	JC
DRAWING NAME :	Model C 4.dwg

ARA
ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PACKAGE OF THIS PLAN TO PERFORM THE FOLLOWING: -VERIFY ALL DIMENSIONS, ROOM TO PROCEEDING WITH CONSTRUCTION -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. -PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. -VERIFY ALL DIMENSIONS, ROOM TO PROCEEDING WITH CONSTRUCTION -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. -VERIFY ALL DIMENSIONS, ROOM TO PROCEEDING WITH CONSTRUCTION -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

***NOTE:**

1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.

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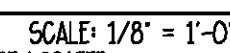
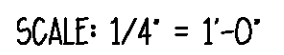
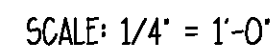
DATE :	11/03/17
JOB NO. :	173134
DWN BY :	JC
DRAWING NAME :	173134

THESE PLANS HAVE BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO REFORM THE VOUCHER FOR BEFORE BEGINNING CONSTRUCTION. ALISON BARRETT ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

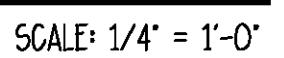
- HONEY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- HONEY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; EXISTING ASPECTS SHOULD NOT NECESSARILY BE REPRODUCED
- HONEY A FUTURE LAYOUT MAY NOT BE OBTAINED FROM A LOCAL REALTOR OR OWNER OF NEARBY PROPERTY, WITH LOCAL CODES
- HONEY ALL EQUIPMENT IS USED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS
- HONEY ALL STRUCTURAL ELEMENTS WITH LOCAL FINDER AND/OR ARCHITECT

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DUKE STREET
WRIGHTS POINT
BEAUFORT COUNTY, SOUTH CAROLINA



SCALE: $1/4" = 1'$



2



NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING
TO BE PRESSURE TREATED PINE OR BETTER
OWNER/BUILDER TO SUBMIT MANUFACTURER'S CUT SHEET PRIOR TO CONSTRUCTION

7 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"

CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings.

Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings:

All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes, applicable to the jurisdiction where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the Builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/leed_for_homes_rating_system.pdf) and ENERGY STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=ehdr_raters_raters_homes_guidelines) for more information. An asterisk (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The @Green Recommended Manufacturers (and Products)* subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.

b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed

to notify the Architect of before construction and/or fabrication of the work.

SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.

SUBSTITUTION: The Contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.

IRUGS DRAWINGS: A complete set of Inuss drawings certified in accordance with local authority shall be delivered to the architect.

Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.

NO deviations from the structural details shall be made without the written approval of the Structural Engineer.

Approval by city/county inspector does not constitute authority to deviate from the plans or specifications.

Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can rectify corrections or omissions prior to commencement of construction. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work. All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.

Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced, at the discretion of the Owner or Owners Agent.

The Jobsite shall be maintained in a clean and organized manner. All Tradesman involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each weeks work.

It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.

Adjustments to the contract (up or down) due to owners selections will be issued by change order.

Allowances include but are not limited to lump sum allowances and unit cost allowances.

Selection and Purchase: At earliest feasible date after award of contract, advise Owner at schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.

The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.

Purchase products and systems as specifically selected (in writing) by the Owner.

Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.

Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.

The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey, measure or count.

Schedule of Allowances		
Description	Remarks	Allowance
Appliances Range	Allowance includes Conds. Cut-off valves and fittings required	\$
Cook-top	for complete installation. Rough-in Labor + Installation costs	\$
Oven	included in Contractor's Base Bid.	\$
Microwave	"	\$
Refrigerator	"	\$
Dishwasher	"	\$
Washer	"	\$
Dryer	"	\$
Water Heater	"	\$
Other	"	\$
Appliance Total Allowance	"	\$
Cabinets Kitchen	Allowance includes the cost of installation labor for	\$
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pkls. + Nails.	\$
Bath	"	\$
Counter Tops	"	\$
Bath	"	\$
Counter Tops	"	\$
Cabinet Total Allowance	"	\$
Flooring Carpet	Allowance includes the cost of materials and labor installed.	\$
Vinyl	"	\$
Wood	"	\$
Ceramic Tile	"	\$
Flooring Total Allowance	"	\$
Hardware Door Hardware	Allowance includes the cost of material only. Costs of	\$
Bath Accessories	Installation Labor included in Contractor's Base Bid.	\$
Exterior Doors Interior Doors	Allowance includes the cost of material only. Costs of	\$
Windows	Installation Labor included in Contractor's Base Bid.	\$
Light Fixtures	Allowance includes the cost of material only. Costs of	\$
Finishing Fixtures	Installation Labor included in Contractor's Base Bid.	\$
Landscaping	Lump Sum Labor + Material	\$

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 25 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an OAH (Operations and Manual) to the homeowner including all documents and instructions related to the @Green® equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC, Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 308, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated.

All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 6" minimum clearance between all wood and finish grade.

Materials:

Cement shall conform to ASTM C-150.

Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-94, 3000 PSI.

Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.

Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (GRD C-515) or PVC (GRD C 512).

Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.

Membrane-forming Curing Compound: ASTM C309, Type I.

Reinforcing Bars: ASTM A 615, grade 60.

Welded Wire Fabric: comply with ASTM A 185.

Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.

FLATNESS: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect.

Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling, free of brovel marks, uniform in texture and appearance.

Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 72 hours.

Joints: Provide construction, isolation and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

SECTION 05 45 00 - PRECAST CONCRETE - CAST STONE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.

Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.

Concrete Materials:

Portland Cement: ASTM C 150, Type as required.

Aggregates: ASTM C 33.

Air-Entraining Admixture: ASTM C 260.

Water-Reducing Admixture ASTM C 494.

Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.

Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.

Manufacturers:

-Green Recommended Manufacturers and Products:
Perform All, LLC, Perform Mail Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC.

Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).

Provide solid, uncured or unfrogged units with all exposed surfaces finished for sills, breads, caps, and similar applications exposing surfaces otherwise concealed from view.

Facing bricks: ASTM C 216, Grade SK, to match owner's sample.

Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.

Roughen and clean concrete bearing surfaces for the placement of the first course.

Groutitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.

Ties and Anchoring Devices: Hot-dip galvanized steel sheet. Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.

Joint Reinforcement: Galvanized Inuss type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated, with prefabricated corner and tee units.

Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section with latter incorporating strap as manufactured by Dur-O-Wall, Inc. (or equal).

Masonry Wire Ties 3/16" cold-drawn steel wire, with 15 oz. hot-dip zinc coating.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fluorated asphalt.

Weepholes: Cotton sash of length required to produce 2" exposure on exterior and 18" in cavity between wythes.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.

Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.

C/S Joints flush and tool slightly concave, unless otherwise indicated.

Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at the bottom of (and at ledges in) cavities.

Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.

Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening for a distance of 2' beyond joints of opening. Do not bridge control and expansion joints in the wall system.

Provide control and expansion joints at locations shown or as approved by the Architect.

Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.

Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.

Manufacturers:

-Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Trenthigh Industries, Verastone Premium Recycled Grand Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing, one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture. Stone type and color to match Owner's sample.

Mortar: Type M, ASTM C 210, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to match Owner's sample.

Anchors: For anchoring into concrete, cadmium-plated or hot-dip galvanized, for anchoring into stone, Type 302/304 stainless steel.

Type, size, and load capacity as shown or required.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fluorated asphalt.

Clean stone

work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISC "Code of Standard Practice for Steel Buildings and Bridges," AISC "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary," AWS "Structural Welding Code," and provisions of Chapter 3 of the IRC.

Structural steel and misc. iron shall conform to ASTM A-36.

Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.

Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect, conform to AWS D12-I.

Fabrication: Comply with AISC "Specifications" and with AWS Code for procedures, appearance, and quality of welds.

Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.

Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #3. Grade 60 for sizes #4 or larger.

Welded fabric (WVF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.

All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.

All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.

Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.

Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.

Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.

Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, and other elements composing the Infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
*Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web I-joist trusses, structural insulated panels (Sip) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16" o.c., where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).
Environmentally Preferable Products:
*Limit use of tropical wood but use only FSC-certified wood with proper documentation.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2.(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.

Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.11 of the IRC.

Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.

Provide seasoned lumber with 14 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.

For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

Dimension lumber: Provided lumber of the following product classification in grade and species indicated:

Light-framing: (2'-4" thick, 2'-4" wide). Construction grade. Southern Pine graded under SPIB rules.

Studs (2'-4" thick, 2'-6" wide, 10' and shorter), "Stud" or No. 3 Structural Light Framing grade, any species graded under NWFA, NCLIB, SPIB or NLGA rules.

Structural Light Framing: 2'-4" thick, 2'-4" wide). No. 1 Southern Pine graded under SPIB rules.

Structural Joists and Flanks (2'-4" thick, 3" and wider): Any species and grade complying with requirements for allowable unit stresses.

Fb (minimum extreme fiber stress bending): 1250 psi.

E (minimum modulus of elasticity): 1,600,000 psi.

Fv (horizontal shear): 100 psi.

Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of AISC National Grading Rule.

Posts, Beams and Timbers (3" and thicker): No. 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.

Glued laminated timber (Glulam): Comply with ANSI/ATG A 190 "Structural Glued Laminated Timber"

Combination Sub Floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&G if not otherwise indicated.

Subflooring: 3/4" T&G, APA RATED SHEATHING.

Nail Sheathing: 1/2" APA RATED SHEATHING.

Roof Sheathing: 1/2" APA RATED SHEATHING.

Flywood Underlayment for Resilient tile: 5/8" APA UNDERLAYMENT EXT with fully sanded face.

Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.

Fasteners and Anchors: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.

Building paper: 15 lb/sf asphalt saturated felt, ASTM D 226.

Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.

Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with ANFA C2 and C9, respectively and with requirements indicated below:

Wood for Ground Contact Use: AWFS LP-22.

Wood for Above-Ground Use: ANFB LP-2.

Treat coats, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.

Treat sills, sleepers, blocking, hurring, stripping and similar items in direct contact with masonry or concrete.

Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA), unless otherwise indicated.

For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.

Firestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.

Fasten structural wood panel products as follows:

Combination Subflooring underlayment and subflooring:

Glue-nail to framing.

Sheathing: Nail to framing.

Underlayment: Glue and nail to framing.

Air Filtration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 61 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 11 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in conformance w/ Sec. R802.10 of the IRC, shall be provided to the building official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10.1 of the IRC.

Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.

Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses," Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:

"Design Specification for Metal Plate Connected Wood Trusses."

"Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."

Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.

Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (COP5/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standards: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AIA.

Softwood Lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.

Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.

Species: Western Red Cedar: NWFA or NCLIB.

Grade: B & Btr - 1 & 2 Clear.

Texture: Surfaced (Smooth).

Exterior Door Frames: Grade - Premium.

Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:

Species: Western Red Cedar: NWFA or NCLIB.

Grade: A Grade VG.

Texture: Surfaced.

Exterior Miscellaneous Ornamental Items: Grade - Premium.

Install finish carpentry work plumb, level, true and straight with no distortions, Shim as required using concealed shims.

Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cape at returns, miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.

Manufacturers:

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armetor Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Mabco, Inc., Certified FR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AIA Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.

Samples: Submit finished samples of each wood species and profile indicated, for transparent finish, of each material indicated for opaque finish of each color, pattern, and type of plastic laminate and each type of cabinet hardware.

Species for Transparent Finish: Rift-sawn red oak.

Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.

Hardwood Plywood: HFMA FE.

Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.

Interior Standing and Running Trim: Grade - Premium.

CABINETS AND COUNTER TOPS:

Allowances: See Division 1 for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are covered by the allowance.

Grain Matching: Run and match grain vertically for drawer fronts, doors, and fixed panels.

Comply with veneer and other matching requirements indicated for Blueprint matched paneling.

Laminate Glad Cabinets: Grade - Custom Flush overlay, High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.

Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets.

Comply with ANSI/BHMA A 156.9 "American National Standard for Cabinet Hardware."

Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.

Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AIA "Architectural Woodwork Quality Standards."

Grade: Premium, AIA Finish System #3, Conversion varnish.

Staining: Match Owner's Sample

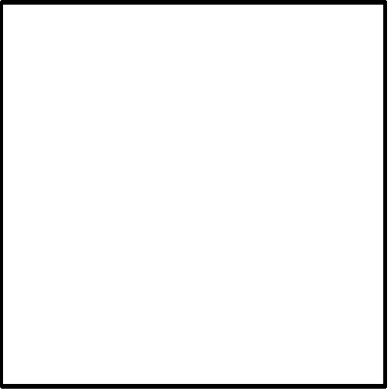
Install woodwork to comply with ANSI Section 100 for same grade specified in Part 2 of this section for type of woodwork involved.

Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.

Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Hundbult Healthy Building Solutions, Wheatcore Doors and Cabinets

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SPECIFICATIONS

ARA

ALLISON RAMSEY

Architects Inc.

creating sustainable timeless design

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Beaufort SC 29902

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THE PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLAN TO PERFORM THE FOLLOWING BEFORE BEGAINING CONSTRUCTION: ALLOW THESE ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

-ADAPT ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

-VERIFY ALL DIMENSIONS AND LOCATIONS ON-SITE. DIMENSIONING LEADLINES SHOULD INDICATE ACTUAL SITE CONDITIONS.

-FINAL PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED PLUMBER.

-THIS CONTRACT IS SIGNED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

-ADAPT ALL STRUCTURAL ELEMENTS WITH LOCAL BUILDER AND/OR ARCHITECT.

DATE	10/16/12
JOB NO.	
DRAWN BY	sm
DATE	Created: 2012 Aug

SP1

DIVISION 1 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:
Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General: Provide thermal and moisture protection in accordance w/ applicable standards of the IRC.
Concrete and masonry foundation waterproofing: In areas where high water table or other severe soil-water conditions are known to exist.
Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 07 10 00 - WATERPROOFING AND DAMPROOFING

Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 07 11 15 - BITUMINOUS DAMPROOFING

Concrete and masonry foundation damproofing. Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or useable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 07 21 00 THERMAL INSULATION

-Green Recommendation:
*Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.
*Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.
Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials Using Small Chambers (www.dhs.ca.gov/ehb/1AQ/VOCs/Practice.htm)
Use recycled content of 20% or more when possible.
Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Thermal insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.
Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attics shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.
Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required fenestration U-factor for each element in the building thermal envelope shall be in accordance w/ Sec. N102 and the criteria in Table N102.1 of the IRC.

SECTION 07 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R105.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 8 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide GLASS PM system of one of the following:
Dryvit System, Inc.
Sengary Inc.
Simplex Div., Anthony Industries, Inc.
STO Industries, Inc.
Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 07 31 15 - ASPHALT SHINGLES

The installation of asphalt shingles shall comply w/ the provisions of Sec. R405 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to solidly sheathed decks.
Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz, double underlayment application is required in accordance w/ Sec. R405.21 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4864, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1910.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.
Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.
Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph.
Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R405.2.8 of the IRC.
Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.
Valley linings of the types allowed in Sec. R405.2.B.2 and in accordance w/ Table R405.2.B.2 of the IRC shall be permitted.

SECTION 07 31 21 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R405.1 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.
Deck slope: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standards: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R405.1.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 4, Sec. 405.1, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R405.1.5 of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley Flashing: Roof Flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz and greater.
Manufacturers:
-Green Recommended Manufacturers:
EcoStar, Seneca Cedar Shake Tiles

SECTION 07 61 00 - SHEET METAL ROOFING

-Green Recommendation:
Use metal roofing with an SRI Index rating of at least 24.

Metal roof panels shall comply with provisions of Chapter 9, Sec. R405.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, nonsoldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonsoldered seam metal roofs w/ applied lap sealant shall be one-half vert. in 12 units horiz.
The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R405.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R405.10.4 of the IRC.
Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.
Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls ands other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 07 92 00 - JOINT SEALANTS

-Green Recommendation:
*Use pre-rated caulk in all attic applications.
Use environmentally friendly adhesives and sealants- see Table 26 in Lead for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing per field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.
Elastomeric Sealant Standards: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
One-Part, Non-Vol'd Curing Silicone Sealant: Type 5, Grade NS, Class 25.
One-Part, Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25, Uses NT, G, A, and O, formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.
Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.
General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 8 OPENINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

*Reduced Envelope Leakage- meet the air leakage requirements shown below as tested by an energy rater:
Air Leakage Requirements (source: Lead for Homes Requirements, Table 17)

Lead Criteria	Performance Requirements (in ACH50)	IECC Climate Zones 1-2	IECC Climate Zones 3-4	IECC Climate Zones 5-7	IECC Climate Zone 8
Reduced Envelope Leakage (Required)	7.0	6.0	5.0	4.0	
Grossly Reduced Envelope Leakage	5.0	4.25	3.5	2.75	
Minimal Envelope Leakage	3.0	2.5	2.0	1.5	

General: Provide and install doors and windows in accordance w/ manufacturers installation instructions. Comply w/ provisions of AIAA/NVDA 101/1.5.2; AIAA/NVMA 101/1.5.2.NA1F5; ASTM E 330; and Sections R308, R310, R311, and R613 of the IRC.
Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.2(3).
Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESS, shall be provided for each dwelling unit.
Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from windborne debris shall be in accordance w/ Sec.R301.2(1).2.

SECTION 08 14 00 - WOOD DOORS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Nail space around door frames shall be filled with insulation.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC).

Manufacturers: Subject to compliance with NVDA 1.5.6, requirements, provide panel wood doors by one of the following:
Karona, Inc.
Morgan Products, Ltd.
Nucola Company
Sauder Industries Limited, Door Division.
F.E. Schumacher Co., Inc.
Sun-Door-Co.

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Albany Woodworks, Inc., Reclaimed-Wood Products
Albany Woodworks, Inc., Certified Wood Doors
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crescoveads Reclaimed Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Recycled-Content Wood Doors
Marshfield DoorSystems, Certified Slave Core Doors
Lynsien Door, GreenDoor, Ashtler Doors
VT Industries, Inc., Ashtler Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NVDA Premium or select Grade.
Wood Species: Fir, Plain sawn/sliced
Panel Configuration: Raised
NVDA Design Group: 1-3/4": Front Entrance Doors (Exterior)
Interior Doors: Premium or Select
Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/sliced.
Panel Configuration: Raised
NVDA Design Group: 1-3/8": Interior Panel Doors.
Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NVDA 1.5.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal out surfaces after fitting and machining.

SECTION 08 33 25 - OVERHEAD COILING DOORS

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing, as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast hemlock or Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardboard with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproof glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.
Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers, if provided, shall be listed in accordance w/ UL 325.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:
-Green Recommended Manufacturers: (per BuildingGreen.com)
Real Carriage Door Company, Reclaimed-Wood Carriage Doors
Akinar, LLC, GlasPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Nail space around window frames shall be filled with insulation.
Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Lead for Homes Requirements, Table 18)

	Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor	≤0.35	≤ 0.40	≤ 0.40	≤ 0.55
	SHGC	Any	≤ 0.45	≤ 0.40	≤ 0.35
Enhanced Windows	U-factor	≤ 0.31	≤ 0.35	≤ 0.35	≤ 0.55
	SHGC	≤ Any	≤ 0.40	≤ 0.35	≤ 0.33
Exceptional Windows	U-factor	≤ 0.28	≤ 0.32	≤ 0.32	≤ 0.55
	SHGC	≤ Any	≤ 0.40	≤ 0.30	≤ 0.30

(Table from Lead for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates
-Less than 25 cfm per LF of sash opening for double hung windows
-Less than 10 cfm per LF for casement, awning, and fixed windows
-Limit sightlights to less than 3% WFA (window to floor area is the ratio of window area to floor area).
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC).

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NVMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NWWA), except to extent more stringent requirements as indicated.

Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans. Each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
Anderson Corp, Bayport.
Caradco Corp(Bendix, Rantoul), IL
Hurd Millwork, Flagstaff, AZ
Marvin Windows, Harroard, MN
Pella Windows, Pella, IA
Weather Shield Mfg. Inc., Medford, WI
-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC-Certified Wood Windows
Jeld-Hen Windows & Doors, Milnor Collection High Performance Windows
Loewen Windows, Hest Smart Window
Marvin Windows & Doors, High Performance Wood Windows
Milgard Manufacturing Inc., High Performance Windows
Paramount Windows, Inc., High Performance Wood Windows
Pella Corporation, Designer Series
Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE

Hardware Allowances: See Division I for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.
General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.
Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.
Install each hardware item to comply with manufacturer's instructions and recommendations.
Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00.11 WEATHERSTRIPPING, THRESHOLDS, AND SEALS

-Green Recommendation:
Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GC-05. All sealants and adhesives to meet: the standards of the South Coast Air Quality Management District Rule #160.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Preglaze wood windows units with sealant and 1/8" float or sheet glass or clear fused-glass-edged insulating glass if shown on drawings.
Insect Screens: Manufacturer's standard removable units, for each operable sash, or extruded aluminum framing, with 18 x 14 replaceable coated aluminum 0.013" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer, FS TT-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R613 of the IRC and the manufacturers installation instructions.

DIVISION 9 FINISHES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 09 21 00 - GYPSUM BOARD

General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec. R102.3 and Table R102.3.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R602.3(1).
Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize and joints) and related products by one of the following:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 5/8" type X where indicated.
Type: Regular, (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 840: manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 09 30 00 - TILING

Material Standards: Comply with ANSI A 131 Standard Specification for Ceramic Tile and ANSI 109 series of tile installation standards included under "American National Standard Specifications for the Installation of Ceramic Tile." TCA Installation Guidelines: TCA "Handbook for Ceramic Tile Installation," comply with the most stringent TCA installation methods indicated for each application.
Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the finish schedule or match Owner's sample.
Marble Thresholds: Group "A", ASTM C 503, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TCA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Greenville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 64 00 - WOOD FLOORING

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor. Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC).

Parquet Flooring: Manufacturer's standard 5/16" thick solid wood parquet flooring, factory-assembled with paper face, in units of the size and pattern indicated.
Wood Strip Flooring: Manufacturer's standard straight edge tongued-and-grooved and end-matched solid wood flooring 25/32" thick x 2-1/4" strips, 2-0" minimum length and averaging 4'-6" long double channeled base.
Manufacturers: Subject to compliance with requirements, provided flooring by one of the following:
Anderson Hardwood Floors, Inc.
Bruse Hardwood Floors/Triangle Pacific Corp.
Chickasaw/Memphis Hardwood Flooring Co.
Kentucky Wood Floors, Inc.

-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hard-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-fading wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Sealer: Penetrating type, plastic, wood-hardening finish/sealer. Penetrating Seal #21 by Hillgard Chemical Co., or Penetrating Triple XXX Seal-0-Seal by Huntington Lithrotech, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-W-56, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS FH-C-516, Type I-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for acclimatization. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 09 65 00 - RESILIENT FLOORING

Flooring Allowances: See Division I for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are not covered by the allowance.
Submit samples of each type, color and pattern of resilient flooring and accessories: Full size for tile, 6" x 4" for sheet flooring and 2'-1/2" long for accessories, and maintenance instructions for each type of flooring.
Colors and patterns: As scheduled or shown, or as selected by Owner from manufacturer's standard colors and patterns.
Vinyl Composition Tile: FS SS-T-312, Type IV, composition 1, 12" x 12" x 1/8".
Filled Vinyl Sheet with Backing: FS L-F-475, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, 12" minimum sheet width manufacturing by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 09 66 00 - CARPETING

-Green Recommendation:
All carpet must comply with the Carpet 1 Rug Institute's Green Label Plus Program

Flooring Allowances: See Division I for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry, properly prepared substrate per manufacturer's recommendations and as follows:
Pre-plan installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in barless installation using glued and/or nailed back strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturers recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturers instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method, without seams at high-wear locations. Save carpet scraps, defined as mill ends less than 4" long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Milliken Floor Covering, Modular Carpet

SPECIFICATIONS

ALLISON RAMSEY ARCHITECTS, INC. creating sustainable timeless design

ARA Architects Inc. 1003 Charles St. Beaufort SC 29902 (843) 986-0559 www.allisonramseyarchitect.com

THE PLAN HAS BEEN PREPARED TO MEET THE PARTICULAR PURPOSES AND PURPOSES, HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE FABRICATOR OF THE PLAN TO RETURN THE FOLLOWING BEFORE BEGAINING CONSTRUCTION. ALISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTION FROM THIS PLAN.

-ADMIT ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

-VERIFY ALL DIMENSIONS AND LOCATIONS ON DRAWINGS

-PLANS INDICATE LOCATIONS ONLY, DIMENSIONS, HEIGHTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

-FINISH + FINISHING LOCATIONS ARE NOT INDICATED. THESE SHOULD BE DETERMINED FROM A FINISH SCHEDULE AND/OR OTHER DOCUMENTS PROVIDED BY THE ARCHITECT.

AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.

-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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SECTION 09 41 00 - PAINTING

-Green Recommendation:
Materials: Use only architectural paints and coatings that meet the standards below:

Standards for Environmentally Preferable Paints and Coatings (source: Lead for Homes Requirements, Table 25)		
Component	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L Nonflats: 150g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 28, 1993
Anticorrosive and anti-rust paints applied to interior ferrous substrates	250g/L	Green Seal Standard GC-83, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Clear wood finishes	Varnish: 350g/L Lacquer: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	100g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Waterproofing: 250g/L Sanding: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	Clear: 730g/L Pigmented: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments. Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces. Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved. Single Source Responsibility: Provide primers and undercoat paints produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples. Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

- Pittsburgh Paints
- Porter Paints
- Benjamin Moore Paints
- Duron Paints
- Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:
Sherwin Williams Co, Harmony
Benjamin Moore, Pristine Eco Spec
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected. Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces. Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Application: Apply paint in accordance with manufacturer's directions. Use applications and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film. Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 10 20 14 -TUB AND SHOWER DOORS:

Shower enclosures (unless otherwise shown on the drawings). Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towel bars. All enclosures shall be minimum height of 6'-0" above finish floor.

DIVISION II EQUIPMENT

-Green Recommendation:
Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions. See Mechanical System Requirements, Chapter 13, Sec. MSOT, APPLIANCE INSTALLATION of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 12 30 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance. Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated. Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units. Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops; provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. Smooth cut edges and coat with waterproof coating or adhesive. Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Water Reuse:
Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 1" rain event.
Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.
Fixtures:
Use high efficiency fixtures and fittings:
Faucets: average flow rate must be ≤2.0 gpm (gallons per minute).
Showers: average flow rate must be ≤2.0 gpm (gallons per minute).
Toilets: average flow rate must be ≤1.5 gpm (gallons per minute) or meet ASME A112.19.4 requirements or meet the U.S. EPA WaterSense Spec.
Use dual flush toilets when possible.
Efficient Systems:
Design and install an energy-efficient hot water distribution system.
Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bands are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW) Equipment .

Soil and Waste Piping: Shall be approved PVC extending 5'-0" beyond exterior wall. Vent piping shall be approved PVC. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridges or to the least visible location. Clean-outs: Provide cleanout at 5'-0" o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and or grades. Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons. Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and ferrous piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering. Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC. Water Heaters: Provide temperature/pressure relief valve within 6' from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 16" above finished floor. (Refer to heating Section for combustion air requirements.) Miscellaneous Plumbing Items: Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed. Hose Bibbs: Furnish and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs. Provide capped tees for lawn sprinkler connections. Install hose bibbs as tight to exterior wall as connections allow. Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.3 of the IRC. Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal. The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay). Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:
General Design:
*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (Source: Lead for Homes Requirements, Table 19)					
End Use	Central AC and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Ground Source Heat Pump- open loop	Ground Source Heat Pump- closed loop
*Good HVAC Design and Installation (Climate Zones 4-8)	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	≥ 14 SEER ≥ 8.3 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP

Air Conditioning Refrigerants:
*Conduct a Refrigerant Charge Test to ensure performance.
Install an HVAC system with non-HFC refrigerants or do not use refrigerants.

Indoor Air Quality:
Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package.
Combustion Venting: All of the following are required:
*No unvented combustion appliances to be used; a carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors. *Space and water heating equipment that involves combustion must be closed, have a power vented exhaust, or located in a detached utility or open air facility.
Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:
*Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
*Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.
*Minimum R-6 insulation to be used around ducts in unconditioned spaces.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply, and pressure differential between closed rooms and adjacent spaces should be less than 25 Pascals.
Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Unducted HVAC Systems
*Use at least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
Install outdoor reset controls based on outdoor air temperature.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:
Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
*Install nonpaper-faced backer board on walls around tub, showers and spa areas
*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet.
*Install drain and drain pan in hot water heater. If it is in or over living space
*Install drain and drain pan, or accessible single-throw supply valve to clothes washer. If it is in or over living space.
*Exhaust dryer directly to outdoors
*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation
*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust:
*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
*Exhaust air directly to the outdoors
*Use Energy Star labeled bathroom exhaust fans.
Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtering
*Install air filters ≥ MERV 8 for forced air systems and unducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Containment Control
Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.
Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection
If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA , IRC or equivalent standard.

Garage Pollutant Protection
*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house.
Tightly seal shared surfaces between garage and conditioned spaces. --If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.
Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manufacturer's installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.
Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec. R323.1.5 of the IRC.
Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods.
Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.
Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.
Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC; the NEC, and NFPA 70.
Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.
Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.
a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).
Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all turnable walls exceeding 2'-0" from end wall, and at all turnable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 8" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

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a) All receptacles shall be grounded type.
b) Locate receptacles 8" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:
Lighting:
*Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
Install Energy Star labeled fixtures wherever possible.
Renewable Energy:
Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switches: Located at 48" above finish floor and 8" above counter tops, unless otherwise noted. Verify counter height w/ Owner.
System Grounding: Provide accessible junction box and necessary conductors for grounding main electrical system in accordance w/ Sec. E38071 of the IRC and Sections 250.20(b)(1) and 250.24(a).
Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 43-6 at locations shown on the drawings.
Aluminum wire shall not be used in electrical wiring within the dwelling unit.
All equipment installed outdoors and exposed to weather shall be "weather-proof"
Provide a separate 20 ampere laundry circuit.
Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages in accordance w/ Sec. E3802 of the IRC.
Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:
Site Selection:
Do not develop, build or pave on portions of site that meet the following criteria:
-land that is at or below the 100-year floodplain (as determined by FEMA).
-land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
-land that is within 100 feet of water.
Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site. Select a lot that is within ½ mile of existing infrastructure (water and sewer lines). Select a lot that is within ½ mile of open space accessed by the public or private community. Build homes with an average housing density of 1 or more dwelling units/acre, or a single home on 1/1 acre.

Building Orientation for Solar Design:
Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls.
Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.
The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Site Stewardship:
*Implement a plan of erosion control during construction to include:
-stockpile and protect disturbed topsoil from erosion.
-control the path and velocity of runoff with silt fencing or other measures.
-protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.
-provide swales to divert surface water from hillsides.
-in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.
Protect trees and plants with "tree protection area" fence delineated on site plan and on lot.
Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:
*Use native plants: do not introduce invasive plant species into landscape.
Use drought tolerant plants and turf or install irrigation system to reduce water usage.
Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:
Locate trees and other plants to shade hardscape areas.
Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI Index of at least 24.

Surface Water Management:
Use retaining walls and terracing for permanent erosion control on steep sites.
Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area. Use permeable materials such as pavers, turfstones, gravel and others for driveway and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located.
Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable.
The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements.
All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer. Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner. Refer to Civil Engineer's grading and plot plans. Refer to the Landscape Architect's grading and construction documents for fine grading.
All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 51 16 - TERMITE CONTROL

-Green Recommendation:
Implement one or more of the following measures below.
-Keep all wood (i.e., siding, trim, structures) at least 12 inches above soil.
-Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest -proof cover (e.g., fiber cement board, galvanized insect screen).
-Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
-Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
-In areas named moderate to heavy through every heavy4 on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures:
-Treat all cellulose material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
-Install a sand or diatomaceous barrier
-Install a steel mesh barrier termite control system.
-Install a non-toxic termite bait system. (Recommend termite or equal)
-Use noncellulosic (i.e., not wood or straw) wall structure.
-Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of sections R314 and R320.
Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label.
Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS
-Green Recommendation:
Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE
Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC.
Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or viable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.

SPECIFICATIONS

ALLISON RAMSEY Architects Inc. creating sustainable timeless design

ARA

1003 Charles St.
Beaufort SC 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND RULES OF THE ARCHITECTS AND ENGINEERS BOARD OF SOUTH CAROLINA. HOWEVER, MAKING CAREFUL AND DISCREET INVESTIGATIONS NECESSARY FOR EVERY EXISTING LOCATION, IT IS THE RESPONSIBILITY OF THE DRAFTER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINS CONSTRUCTION. ALISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY TYPE OF CONSTRUCTION FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

-VERIFY ALL EXISTING CONDITIONS AND LOCATIONS

-VERIFY ALL EXISTING LOADINGS AND SHEDDERING CAPACITY SHOULD NECESSARY

-VERIFY ALL EXISTING UTILITIES ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A PROFESSIONAL ENGINEER OR SURVEYOR. VERIFY ALL EXISTING CONDITIONS AND LOCATIONS

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DATE	10/18/12
JOB NO.	
DRAWN BY	sh
CHKD BY	GreenSpec2012.dwg

SP3



FACILITY PROJECT UPDATE:

Expansion of the Beaufort County Elections and Voter Registration Building



David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

INFORMATIONAL ONLY - AWARD APPROVED IN 2017

TO: Councilman Stu Rodman, Chairman, Public Facilities Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: New Contract as a Result of Solicitation

Recommendation for Contract Award for IFB 092217, Voters Registration Warehouse

DATE: 12/07/2017

BACKGROUND:

Beaufort County issued an Invitation for Bid (IFB) to solicit proposals from qualified firms to provide construction services for the addition of a 2,319 SF warehouse for the County's Voters Registration Department's use. A non-mandatory pre-bid meeting was held on August 24, 2017, at 3:00 pm in the Finance Conference Room and six (6) construction firms attended the meeting. Two bids were received and opened on September 22, 2017. The County received bids from the firms listed below.

County staff evaluated the bids, along with our architect R. W Chambers, and determined that Patterson Construction was the lowest responsive and responsible bidder.

The site location is 15 John Galt Road, Beaufort Industrial Village, Beaufort, SC.

VENDOR INFORMATION:

1. Patterson Construction, Beaufort, SC

COST:

\$210,834*

2. Paul S. Atkins Company, Statesboro, GA

\$259,025

FUNDING:

*Staff is requesting a 10% Contingencies of \$21,083.34 to cover any unforeseen conditions. The grand total for the project including the 10% contingency is \$231,917.34.

2017 General Obligation Bond, account# 40100011-54420, Renovation Existing Building Voter Registration, Balance \$250,000.

Funding approved: By: Date:

FOR ACTION: Public Facilities Committee on December 11, 2017.

RECOMMENDATION:

The Purchasing Department recommends that the Public Facilities Committee approve and recommend to County Council the contract award to Patterson Construction in the amount of \$210,834 and include a 10% contingency of \$21,083.34 for a total contract cost of \$231,917.34 for the new Voter Registration Warehouse from the funding sources listed above.

Attachment:



cc: Joshua Gruber, Interim County Administrator

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Robert McFee, PE, Division Director, Construction, Engineeri

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

Mark Roseneau, Director, Facility Management Department

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date: ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons

PRELIMINARY BID TABULATION

PURCHASING DEPARTMENT



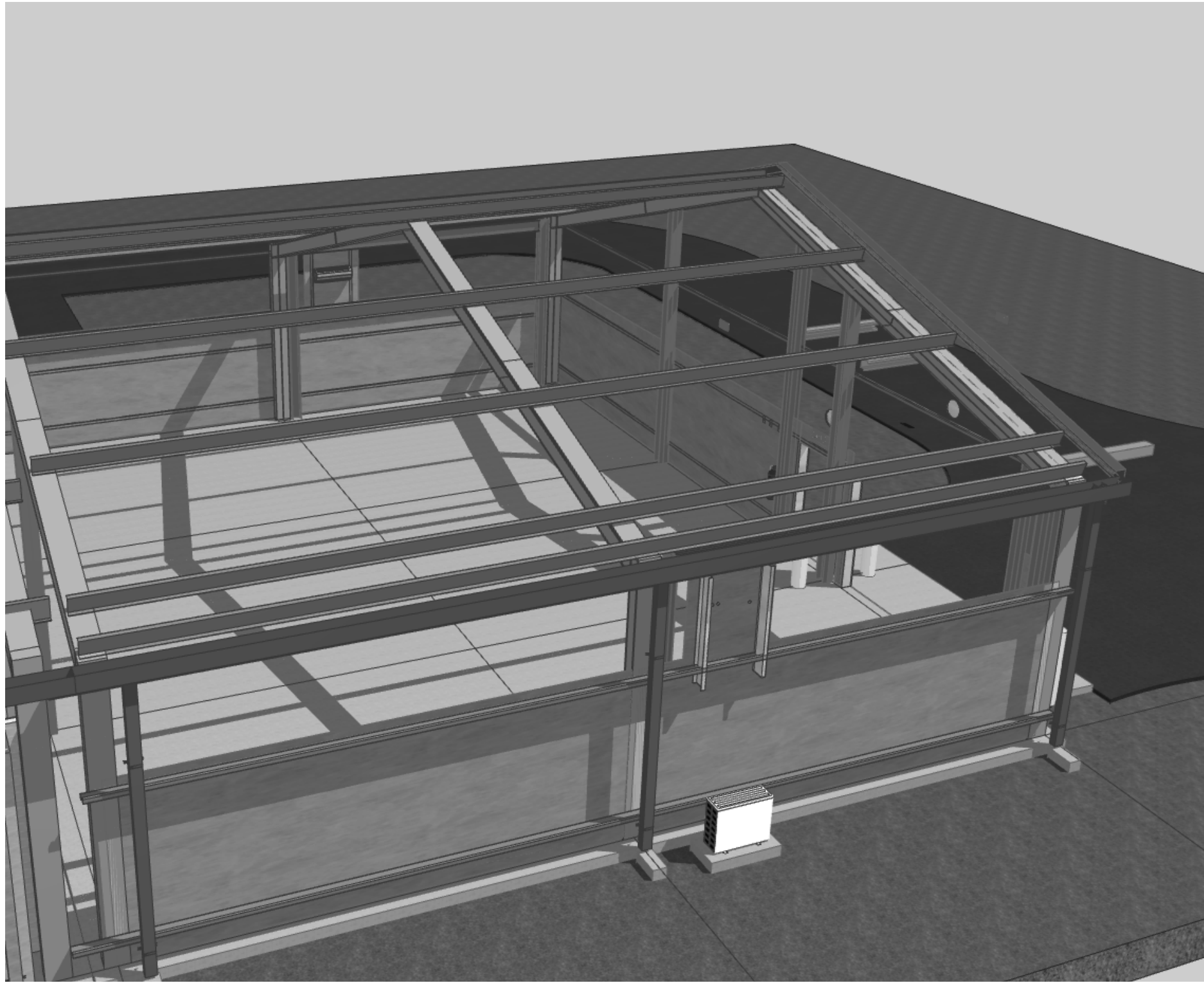
Project Name:	Voter's Registration Warehouse
Project Number:	IFB 092217
Project Budget:	
Bid Opening Date:	9/22/2017
Time:	3:00
Location:	Finance Conference Room
Bid Administrator:	Marlene Myers
Bid Recorder:	Marlene Myers

The following bids were received for the above referenced project:

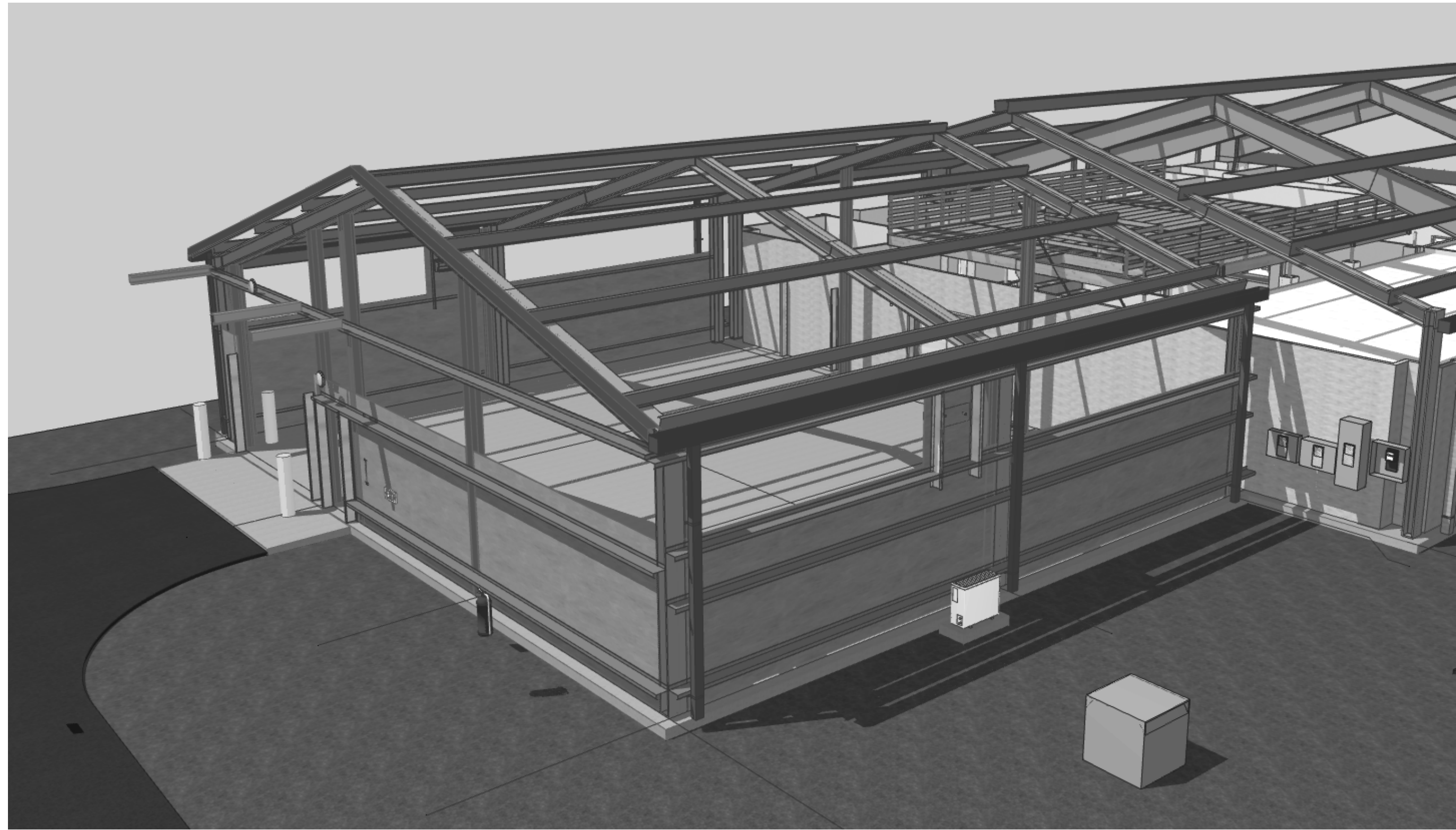
BIDDER	BID FORM	BID BOND	ALL ADDENDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
Paul S. Atkins Company, Inc.		X					\$579,575
Patterson Construction, Inc.		X					\$410,208
Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.							

Bid Administrator Signature

Bid Recorder



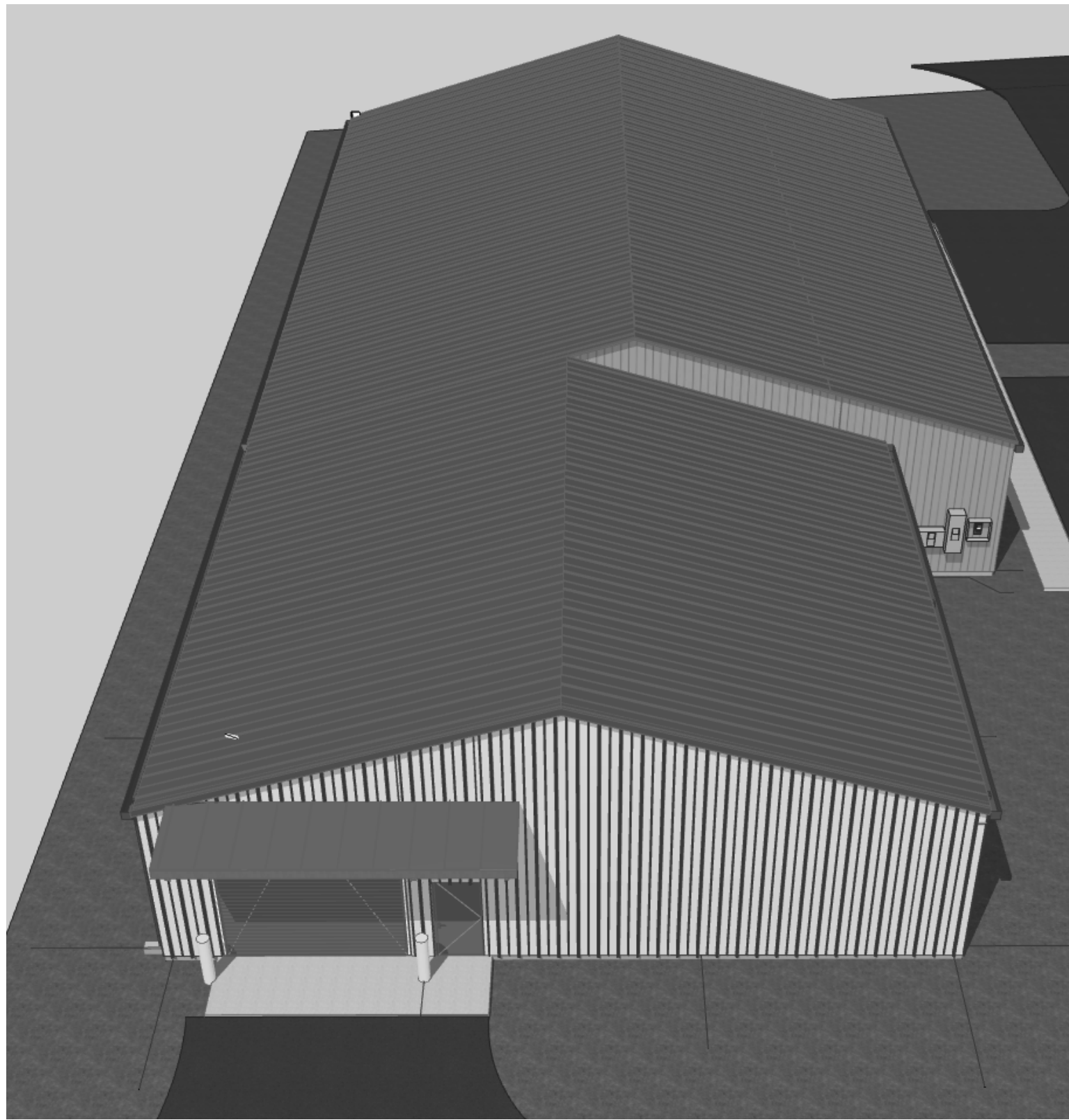
1 VIEW FROM SOUTH
SCALE: 1:1.62



2 VIEW FROM NORTH EAST
SCALE: 1:1.41



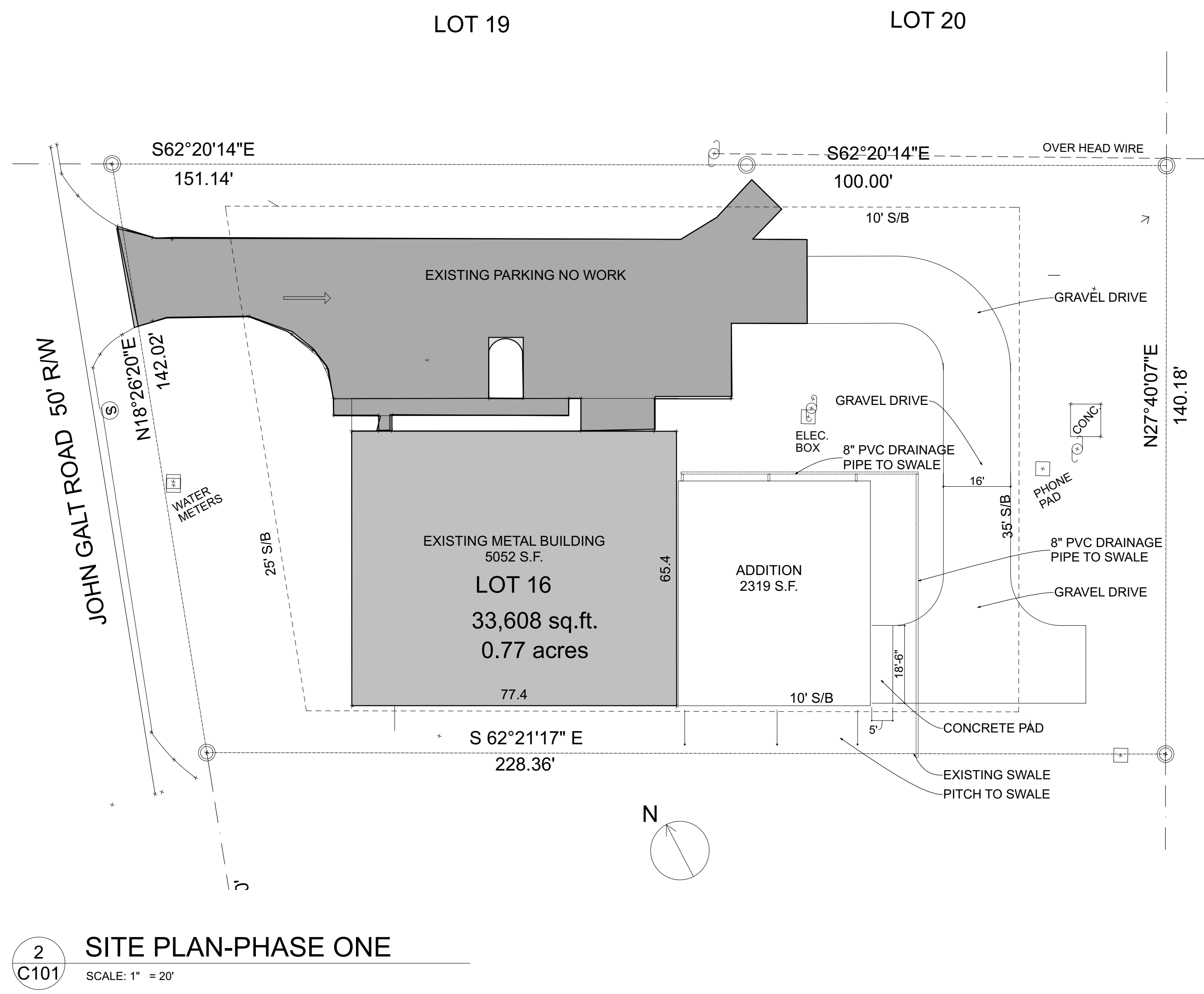
3 VIEW FROM EAST
SCALE: 1:1.60



4 VIEW OF ROOF
SCALE: 1:1.59

BASE BID

	Project No. 20170880-00	Checked	Drawn RWC	Project Title Beaufort County Voter Registration 15A John Galt Road Beaufort S.C.	Date 7/24/17
	for bidding only			Drawing Title SKETCHES	DRAWING NO. A-901
	R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000				

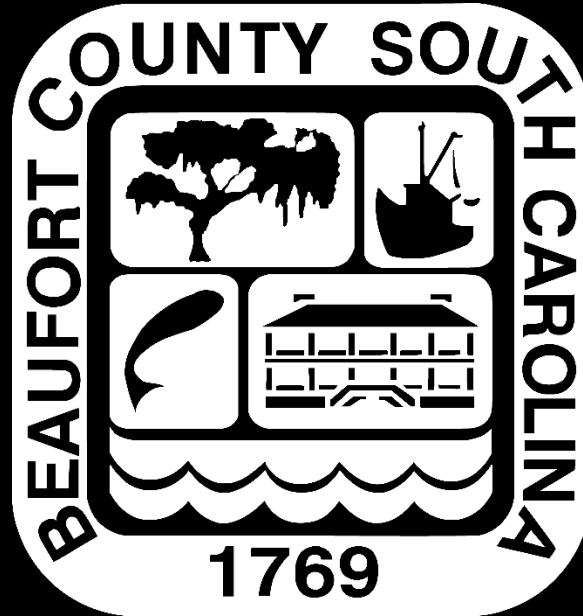


 EXISTING - NO WORK

Date			7/24/17		
MARK	DATE	DESCRIPTION			
DRAWING NO.					
C101					

	Project No. 20170880-00	Checked	Drawn RWC	Project Title Beaufort County Voter Registration 15A John Galt Road Beaufort S.C.	Date 7/24/17												
	for bidding only			Drawing Title SITE PLAN	<table border="1"> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </table>										MARK	DATE	DESCRIPTION
MARK	DATE	DESCRIPTION															
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	DRAWING NO. C101																

Human Services Department Update



Community Services Committee Meeting
January 22, 2018

Collaborative Organization *of* Services *for* Youth

Collaborative Organization of Services for Youth

Stepping Up:

***A National Initiative to Reduce the
Number of People with Mental Illness
in Jail***



Collaborative Organization of Services for Youth

COSA:

***Collaborative Organization of Services
for Adults***



Collaborative Organization of Services for Youth

Services for Homeless:

January 2018 Winter Storm Debrief



Collaborative Organization of Services for Youth

Contact Information:

Fred Leyda – *COSY Facilitator*

(843) 521-3152

FLEYDA@USCB.EDU

Ben Boswell – *Administrative Manager*

(843) 521-3153

RESPECT@USCB.EDU

Collaborative Organization of Services for Youth

STEPPING UP: A National Initiative to Reduce the Number of People with Mental Illnesses in Jails

THERE WAS A TIME WHEN NEWS OF JAILS serving more people with mental illnesses than in-patient treatment facilities was shocking. Now, it is not surprising to hear that jails across the nation serve an estimated 2 million people with serious mental illnesses each year¹—almost three-quarters of whom also have substance use disorders²—or that the prevalence of people with serious mental illnesses in jails is three to six times higher than for the general population.³ Once incarcerated, they tend to stay longer in jail and upon release are at a higher risk of returning than individuals without these disorders.

The human toll—and its cost to taxpayers—is staggering. Jails spend two to three times more on adults with mental illnesses that require intervention than on people without those needs,⁴ yet often do not see improvements in recidivism or recovery. Despite counties' tremendous efforts to address this problem, they are often thwarted by significant obstacles, such as coordinating multiple systems and operating with minimal resources. Without change, large numbers of people with mental illnesses will continue to cycle through the criminal justice system, often resulting in missed opportunities to link them to treatment, tragic outcomes, inefficient use of funding, and failure to improve public safety.

The National Initiative

Recognizing the critical role local and state officials play in supporting change, the [National Association of Counties \(NACo\)](#), the [Council of State Governments \(CSG\) Justice Center](#), and the [American Psychiatric Foundation \(APF\)](#) have come together to lead a national initiative to help advance counties' efforts to reduce the number of adults with mental and co-occurring substance use disorders in jails. With support from the U.S. Justice Department's [Bureau of Justice Assistance](#), the initiative will build on the many innovative and proven practices being implemented across the country. The initiative engages a diverse group of organizations with expertise on these issues, including those representing sheriffs, jail administrators, judges, community corrections professionals, treatment providers, people with mental illnesses and their families, mental health and substance use program directors, and other stakeholders.

The initiative is about creating a long-term, national movement—not a moment in time—to raise awareness of the factors contributing to the over-representation of people with mental illnesses in jails, and then using practices and strategies that work to drive those numbers down. The initiative has two key components:

1. **A CALL TO ACTION** demonstrating strong county and state leadership and a shared commitment to a multi-step planning process that can achieve concrete results for jails in counties of all sizes.

The Call to Action is more than a vague promise for reform; it focuses on developing an actionable plan that can be used to achieve county and state system changes. As part of this Call to Action, county elected officials are being asked to pass a resolution and work with other leaders (e.g., the sheriff, district attorney, treatment providers, and state policymakers), people with mental illnesses and their advocates, and other stakeholders on the following six actions:

- **Convene or draw on a diverse team** of leaders and decision makers from multiple agencies committed to safely reducing the number of people with mental illnesses in jails.

- **Collect and review prevalence numbers and assess individuals' needs** to better identify adults entering jails with mental illnesses and their recidivism risk, and use that baseline information to guide decision making at the system, program, and case levels.
- **Examine treatment and service capacity** to determine which programs and services are available in the county for people with mental illnesses and co-occurring substance use disorders, and identify state and local policy and funding barriers to minimizing contact with the justice system and providing treatment and supports in the community.
- **Develop a plan** with measurable outcomes that draws on the jail assessment and prevalence data and the examination of available treatment and service capacity, while considering identified barriers.
- **Implement research-based approaches** that advance the plan.
- **Create a process to track progress** using data and information systems, and to report on successes.

In addition to county leaders, national and state associations, criminal justice and behavioral health professionals, state and local policymakers, others with jail authority, and individuals committed to reducing the number of people with mental illnesses in jails should sign on to the Call to Action. Stepping Up participants will receive an online toolkit keyed to the six actions, with a series of exercises and related distance-learning opportunities, peer-to-peer exchanges, and key resources from initiative partners.⁵ The online toolkit will include self-assessment checklists and information to assist participants working in counties in identifying how much progress they have already made and a planning template to help county teams develop data-driven strategies that are tailored to local needs.

2. **A NATIONAL SUMMIT** to advance county-led plans to reduce the number of people with mental illnesses in jails.

Supported by the American Psychiatric Foundation, a summit will be convened in the spring of 2016 in Washington, DC, that includes counties that have signed on to the Call to Action, as well as state officials and community stakeholders such as criminal justice professionals, treatment providers, people with mental illnesses and their advocates, and other subject-matter experts. The summit will help counties advance their plans and measure progress, and identify a core group of counties that are poised to lead others in their regions. Follow-up assistance will be provided to participants to help refine strategies that can be used in counties across the nation. After the 2016 summit, participants will be notified of potential opportunities for sites to be selected for more intensive assistance through federal and private grant programs.

Although much of the initiative focuses on county efforts, states will be engaged at every step to ensure that their legislative mandates, policies, and resource-allocation decisions do not create barriers to plan implementation.

To learn more about the initiative or to join the Call to Action, go to StepUpTogether.org.

Endnotes

1. Steadman, Henry, et al., "Prevalence of Serious Mental Illness among Jail Inmates." *Psychiatric Services* 60, no. 6 (2009): 761–765. These numbers refer to jail admissions. Even greater numbers of individuals have mental illnesses that are not "serious" mental illnesses, but still require resource-intensive responses.
2. Abram, Karen M., and Linda A. Teplin, "Co-occurring Disorders Among Mentally Ill Jail Detainees," *American Psychologist* 46, no. 10 (1991): 1036–1045.
3. Steadman, Henry, et al., "Prevalence of Serious Mental Illness among Jail Inmates."
4. See, e.g., Swanson, Jeffery, et al., *Costs of Criminal Justice Involvement in Connecticut: Final Report* (Durham: Duke University School of Medicine, 2011).
5. Among the key partners are the [National Alliance on Mental Illness](#); [Major County Sheriffs' Association](#); [National Association of County Behavioral Health & Developmental Disability Directors](#); [National Association of State Alcohol and Drug Abuse Directors](#); [National Association of State Mental Health Program Directors](#); [National Council for Behavioral Health](#); [National Sheriffs' Association](#); and [Policy Research Associates](#).

RESOLUTION 2018 / X

A RESOLUTION TO SUPPORT THE “STEPPING UP INITIATIVE TO REDUCE THE NUMBER OF PEOPLE WITH MENTAL ILLNESSES IN JAILS”

WHEREAS, counties routinely provide treatment services to the estimated 2 million people with serious mental illnesses booked into jail each year; and

WHEREAS, prevalence rates of serious mental illnesses in jails are three to six times higher than for the general population; and

WHEREAS, almost three-quarters of adults with serious mental illnesses in jails have co-occurring substance use disorders; and

WHEREAS, adults with mental illnesses tend to stay longer in jail and upon release are at a higher risk of recidivism than people without these disorders; and

WHEREAS, county jails spend two to three times more on adults with mental illnesses that require interventions compared to those without these treatment needs; and

WHEREAS, without the appropriate treatment and services, people with mental illnesses continue to cycle through the criminal justice system, often resulting in tragic outcomes for these individuals and their families; and

WHEREAS, Beaufort County and all counties take pride in their responsibility to protect and enhance the health, welfare and safety of its residents in efficient and cost-effective ways; and

WHEREAS, [INSERT COUNTY SPECIFIC INFO/DATA TO HIGHLIGHT e.g. Beaufort County has ... which helps people stay out of jail by offering mental health and substance use disorder treatment; and

WHEREAS, through *Stepping Up*, the National Association of Counties, the Council of State Governments Justice Center and the American Psychiatric Association Foundation are encouraging public, private and nonprofit partners to reduce the number of people with mental illnesses in jails;

NOW, THEREFORE, BE IT RESOLVED, that Beaufort County Council does hereby sign on to the Call to Action to reduce the number of people with mental illnesses in our county jail, commit to sharing lessons learned with other counties in my state and across the country to support a national initiative and encourage all county officials, employees and residents to participate in *Stepping Up*. We resolve to utilize the comprehensive resources available through *Stepping Up* to:

- Convene or draw on a diverse team of leaders and decision makers from multiple agencies committed to safely reducing the number of people with mental illnesses in jails.

- Collect and review prevalence numbers and assess individuals' needs to better identify adults entering jails with mental illnesses and their recidivism risk, and use that baseline information to guide decision making at the system, program, and case levels.
- Examine treatment and service capacity to determine which programs and services are available in the county for people with mental illnesses and co-occurring substance use disorders, and identify state and local policy and funding barriers to minimizing contact with the justice system and providing treatment and supports in the community.
- Develop a plan with measurable outcomes that draws on the jail assessment and prevalence data and the examination of available treatment and service capacity, while considering identified barriers.
- Implement research-based approaches that advance the plan.
- Create a process to track progress using data and information systems, and to report on successes.

DONE this X day of February, 2018

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council