

PLAN #:

3008

GENERAL SPECIFICATIONS

SUBSTITUTIONS

- The subcontractor shall base his proposal on the exact brands, systems, methods, and materials shown, if the subcontractor desires to make substitutions, he shall list them w/ his bid in his contract. The listing shall be in sufficient detail to afford the owner the means of comparison & must include the monetary difference in contract price if the substitution is accepted. Substitutions after signing the contract shall be by change order only.

ERRORS AND OMISSIONS

- If any errors or omissions appear in the drawings, specs., or other documents, the subcontractor shall notify builder in writing of such omissions or errors prior to proceeding with any work which appears in question. In the event of the subcontractors failure to give such notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same. The subcontractor shall have all time or details clarified w/ the builder prior to submitting a bid; otherwise the builder interpretation shall be final.

WINDOWS

- All bedroom escape or rescue windows shall have a min. net clear openable area of 5.7 sq. ft. the min. net clear openable height dimension shall be 24 inches. the min. net clear openable width dimension shall be 20 inches. when windows are provided as a means of escape or rescue they shall have a finished sill height of not more than 44 inches above the finished floor.
- Light & ventilation requirements for all windows are to comply w/ section 1203 U.B.C. glass in hazardous areas and all glass within 18" of the floor shall be safety glass. U.B.C. sec. 2406

ATTIC VENTILATION, ACCESS, AND VENTS

- Attic access shall be not less than 22" x 30" x 30" min. clear headroom above the access opening. Attic access panel shall not be located in garage if this does occur, it shall comply with 1994 U.B.C. section 302.4 exception 3 or section 503(d)(3) 1991 U.B.C.
- See attic ventilation calculations on sheet #4 for breakdown of ventilation calculations.
- Roof sheathing under over framing shall be removed to allow unobstructed ventilation thru attic area.
- When exterior structural studs, joists, or rafters are in contact with the foam or in lieu of the foam shall be used - sec 2602.4 UBC provide corrosion resistant metal mesh exterior vents w/ mesh openings less than 1/4" - sec 1904.5.

LOCATION FOR REQUIRED FIREBLOCKING & DRAFTSTOPS:

- Fire blocks and draft stops must comply with sec 2516(f) of 1991 UBC or sec 708 of 1994 UBC.
- Concealed spaces of stud walls at ceiling and floor levels flurred spaces and soffits @ 10 levels both vert & horiz. all interconnections between concealed vert. & horiz. spaces such as occur in drop cels, soffits & core cels.
- Between stair stringers at top & bottom of run & between studs along and in line with the stringers.
- Openings around pipes, ducts, vents and chimneys w/ non-combustible materials such as unfaced fiberglass insulation.
- Openings between attic spaces and chimney chases for factory built chimneys.

LOCATION ON LOT, GRADING AND DRAINAGE

- Eaves shall be a minimum of 30" to property line, sec 1204, 1994 UBC.
- Finish grade shall slope of for a distance of 10' to approved water disposal area.
- Top of exterior foundation shall be 12" + 2" above the elevation of the street gutter of the inlet of an approved drainage device.

OCCUPANCY SEPARATIONS

- Provide 5/8" type "X" gypsum board in usable enclosed space under any stairs U.B.C. sec 1009.1.3
- Garage walls to have a min. of 5/8" type "X" gypsum board & ceiling shall have 2 layers when trusses are at 2'-0" o.c. 1994 U.B.C. section 302.4 exception 3 and 1991 U.B.C. section 503(d) exception 3.
- Self closing, 1-3/8" solid core doors minimum.

WATER RESISTANT APPLICATIONS

- Walls common to washer and lavatory sinks shall be finished with water resistant gypsum board and shower and tubs with ceramic tile or equal to a min. 70" above drain.
- Exterior rated gypsum board is required on all weather exposed surfaces. (patios, porches, carports, etc if installed)

FIREPLACES

- Fireplace chimney shall terminate a min. of 2'-0" above the roof w/ in 10'-0" measured from the top of the chimney in 1991 U.B.C. table 37-B.
- Fireplace hearth, lintel, hearth extensions, & firestoping shall comply to section 3102.7.10 - 13 1994 UBC and section 3707(d) - (m) 1991 U.B.C.
- Provide a copy of the installers instructions to the inspector.
- Report to the inspector of fireplaces.
- The proper report number to be pulled is F 79 and ANSI Z21.508
- Fireplace not permitted on 10' stairway setback.
- Spark arrestors are required on all fireplaces.
- Fireplaces shall be finished with an outside combustion air opening directly into the firebox with not less than 1 sq. in. of combustion air per 100 sq in of firebox opening.
- Fireplace shall comply with one of the following to meet pollution control requirements:
 - Permanently installed gas or electric.
 - Log insert certified by EPA conforming to federal regulation part 60.
 - Tested/listed to meet federal regulation part 60.
 - Approved by the maricopa county air pollution control officer to meet federal regulation part 60.
 - Permanently installed wood stove insert meeting federal regulation part 60.

MECHANICAL

- Air handler when attic mounted shall include:
 - plywood platform for unit w/ core clearances
 - light switchboard to unit & 110v outlet
 - 2 condenser lines
 - 2 24" wet catwalk to unit not to exceed 20'-0" in length
- Condenser not to be located in rec. to ice yard
- Condensate from air-cooling coils, fuel-burning condensing appliances and the overflow from evaporative coolers and summer water-supplied equipment shall be collected and discharged to an approved plumbing fixture or disposal area. the waste pipe shall have a slope of not less than 1/8 inch vertical in 12 units horizontal and shall be of approved corrosion-resistant material not smaller than the outlet size as required for air-cooling coils or condensing fuel-burning appliances, respectively.
- Condensate or waste water shall not drain into a water trap
- As required from (from L.A. pan) w/ P-trap & c.o. to grade @ +6"
- When a cooling coil or cooling unit is located in an attic or flurred space where damage may result from condensate overflow, an additional watertight pan w/ a corrosion-resistant metal shall be installed beneath the cooling coil or unit top to catch the overflow condensate due to a clogged primary condensate drain, or one pan with a standing overflow and a separate secondary drain may be provided in lieu of the secondary drain pan. the additional pan or the standing overflow shall be provided with a drain pipe, minimum 3/4" nominal pipe size, discharging at a drain pipe, minimum 3/4" nominal pipe size, discharging at a point which can be readily observed.
- Dryer vent shall not exceed 14'-0" max. length with a max. of 2-90 elbows, UBC 504-3-2. provide a min. of 3" clearance from any building opening for domestic dryer exhaust venting. UBC 609.10
- Provide screened opening @ 12" of ceiling & floor per plan for gas water heater and gas dryer. provide 100 sq. in. of makeup air for dryer per U.M.C. 908.2, and 50 sq. in. of combustion air for water heater per U.M.C. sec. 701 & 702.
- All condensing units must be screened from public/street view.

PLUMBING

- Water heater pressure relief line to be full size steel pipe or hard drawn copper tubing extending to the exterior of the bldg. & terminating in a downward position not more than 2'-0" nor less than 0'-6" above grade. the pressure relief line shall not terminate over walkways or other similar areas and min 3" from any entrance or exit.

UNIFORM BUILDING SECURITY CODE REQUIREMENTS

REQUIREMENTS FOR GROUP R OCCUPANCIES

THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DWELLING UNITS WITHIN GROUP R DIVISION 1 AND GROUP R DIVISION 3 OCCUPANCIES.

"THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT EGRESS, AND NO SECURITY DEVICE SHALL BE INSTALLED IN A MANNER WHICH WOULD PREVENT PROPER EGRESS THROUGH DOORS AND WINDOWS AS SPECIFIED IN THE U.B.C."

"(b) EXTERIOR DOORS, ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHIN 18" OF THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN ONE HUNDRED (100) DEGREES OR THROUGH A WINDOW."

"ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE CORE OR METAL SKIN IN THE NON-GLAZED PORTION."

"SWINGING DOORS REGULATED BY THIS CHAPTER REQUIRED FOR SECURITY SHALL COMPLY WITH U.B.C. STANDARD 10-5, PART 1 DOORS IN PAIRS SHALL BE TESTED IN PAIRS." (CITY OF PEORIA REQUIREMENT)

"OPEN SPACE BETWEEN FRAMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN TWELVE (12) INCHES ABOVE & BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOORS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN FOUR (4) NO. 8 BY THREE INCH SCREWS OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NOT LESS THAN FOUR (4) NO. 8 MACHINE SCREWS. MINIMUM PENETRATION IS 3/4 INCH INTO THE NEAREST STUD."

"EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE HINGES w/ NONREMOVABLE PINS, OR STANDARD PIN HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS NOT LESS THAN THREE (3) 4 1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME w/ NOT LESS THAN FOUR (4) NO. 8 BY 3/4" WOOD SCREWS OR TO METAL w/ NOT LESS THAN FOUR (4) #8 MACHINE SCREWS, PER 1994 U.B.C."

"ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED & INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RISNG, SLIDING, OR REMOVAL OF THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED OR LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT."

"STRIKE PLATES SHALL BE ATTACHED TO WOOD w/ NOT LESS THAN FOUR (4) NO.8 BY 3" SCREWS w/ MIN. PENETRATION OF 3/4" INTO NEAREST STUD."

"(c) EXTERIOR DOOR LOCKS, ALL EXTERIOR SWINGING DOORS, THE ACTIVE LEAF OF DOORS IN PAIRS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:

- HAVE A MINIMUM ONE-INCH BOLT THROW AND RECEIVING STRIKE PLATE HOLE ONE-QUARTER INCH DEEPER THAN THE PROJECTED BOLT THROW, AND
- HAVE A WEATH-RESISTANT COLLAR; AND
- HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY;
- BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY;
- SINGLE SWINGING DOORS AND THE ACTIVE LEAF OF DOORS IN PAIRS SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR KEY OPERATING DEADBOLT WHICH HAS BEEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD 10-5, PART I. SEE CHAPTER 10 OF THE BUILDING CODE FOR REQUIREMENTS ON DOOR OPERATION FOR EXITING. (CITY OF PEORIA REQUIREMENT)
- SLIDING DOOR ASSEMBLIES REGULATED BY THIS CHAPTER SHALL WITH U.B.C. STANDARD 10-5, PART II, (CITY OF PEORIA REQUIREMENT)

"(d) WINDOWS, EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT RACKING, SLIDING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT SPECIALLY REMOVED TO OUTSIDE TO PREVENT REMOVAL OF THE WINDOW GLASS."

"AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL SLIDING WINDOWS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN, VENTILATING POSITION. ANY LOCKING DEVICE USED ON WINDOWS IN A SLEEPING ROOM SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT."

"(g) GARAGE DOORS, ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED WITH AT LEAST TWO (2) LOCKING DEVICES OF THE FOLLOWING TYPES:

- THROW BOLT OR FLUSH BOLT.
- 2-CYLINDER-TYPE LOCK.
- 3-PADELOCK AND HASP."

"ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPENABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER."

"(f) ATTIC ACCESS, ACCESS DOORS TO ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE. EXCEPTION: WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HASP AND A HEAVY-DUTY LOCK MAY BE LOCATED ON THE EXTERIOR."

"(g) ALTERNATE MATERIAL OR METHODS: THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT THE USE OF ANY DEVICE, HARDWARE OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED, WHEN SUCH ALTERNATE DEVICE, HARDWARE, OR METHOD OF CONSTRUCTION PROVIDES EQUIVALENT SECURITY AND IS FIRST APPROVED BY THE POLICE CHIEF AND THE BUILDING OFFICIAL."

1. EXTERIOR WALL INSULATION SHALL BE EQUAL TO A VALUE OF R-11 WHERE ADJACENT TO LIVING AREAS.

2. CEILING INSULATION SHALL BE EQUAL TO R-19 OVER LIVABLE AREAS.

3. ALL EXTERIOR DOORS FROM LIVING AREAS SHALL BE SOLID CORE OR INSULATED WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.

ALL EXTERIOR WINDOWS ADJACENT TO LIVING AREAS SHALL BE DUAL PANE.

5. SOLE PAILES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.

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3. ALL EXTERIOR DOORS FROM LIVING AREAS SHALL BE SOLID CORE OR INSULATED WITH WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.

ALL EXTERIOR WINDOWS ADJACENT TO LIVING AREAS SHALL BE DUAL PANE.

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