

**SEMINOLE COUNTY
REHABILITATION STANDARDS FOR:
NSP, HOME, CDBG and SHIP
For
New Construction, Re-Construction, and Rehabilitation Projects**

I. Funding Sources:

New construction, re-constructs and rehabilitation projects sponsored by the Seminole County Community Services Department will be funded utilizing one or a combination of the following funding sources: Community Development Block Grant (CDBG), HOME Partnership Investment Program (HOME), Neighborhood Stabilization Program (NSP), and State Housing Initiatives Partnership (SHIP) Program.

II. General Specifications:

These specifications are designed to cover all areas of the work write-up and expected levels of quality construction and installation methods executed by the awarding bid contractor. These specifications are intended to represent items of a quality level known to meet Seminole County's requirements. While the County endeavors to provide written specifications that are accurate and non-restrictive for the purpose of bidding/quoting, they may reference the quality standards of local, state and federal requirements.

A. Lead Based Paint:

Any home or structure built or erected prior to 1978 will be required to undergo a lead based paint remediation test. If lead is present, the contractor must follow the required federal guidelines for lead based paint remediation.

B. Health and Safety:

Contractors will be responsible for recognizing and remediating all obvious safety hazards in and around the home with regard to construction related issues and provide detailed analysis of cause and effects. Contractor will provide to Seminole County Project Manager a written plan of action to repair said hazards as to quickly minimize harmful effects of such conditions to workers before, during and after construction and to its occupants upon completion of the rehabilitated project. Contractor will maintain a clean and safe work site at all times placing all debris in a containment unit on a daily basis. No materials or construction debris will be stored in any ill mannered fashion or location not suitable for its contents.

C. Warranty:

Contractors who are awarded bids by Seminole County will be required to supply and uphold a full written warranty/service agreement on all materials used and/ or labor performed to install such materials for a period of not less than one year or as suggested by the product manufacturers installation guidelines. For reconstruct projects the warranty period will be two years on all workmanship and materials, five

years on roof installations and ten years on the structural portion of the building. In addition, the contractor will supply the County with all of the supporting documents for any and all products used that provide an extended time product replacement guarantee.

All products and/or materials used must be installed per manufacturer's specifications or requirements for industry standards and recommendations of accepted practices of quality workmanship and in accordance with all applicable local and state building code and city ordinance/requirements.

All applicable warranty documents for materials and labor supplied must be submitted with the request for final payment. Any documents deemed missing by the County's Project Manager will result in a delay of final payment until such documents are submitted.

Examples: Fans, appliances, water heaters, HVAC units, light fixtures, roof shingles, plumbing fixtures, flooring, etc.

Residential housing square footage requirements:

All Reconstruct projects will be a minimum of 1000 square feet consisting of three bedrooms and two bathrooms regardless of existing unit's size and or configuration.

Any existing structure larger than 1000 square feet will be reconstructed with the +/- 100 square foot rule based upon the size of the existing structure, but no less than 1000 square feet.

D. Permits:

Any and all work requiring a permit for the execution of, will be applied for completed and obtained by the contractor prior to commencement of any work. This includes Notice to Owners, Notice of Commencements and Clerk of Court registered/certified copies of all documents required.

E. Accessibility:

Any individual requiring assistance to enter or exit their own home within Seminole County will be assisted in making such modifications to the existing structures access and exit points by a certified contractor. The contractor will comply with any and all local and state handicap accessibility rules, codes, requirements and regulations of, for such modifications to be completed.

III. Individual product and material specifications:

A. Minimum Requirements:

All materials used must meet the minimum ANSI "American National Standards Institute" and/or ASTM "American Society for Testing and Materials" guidelines.

B. Substitutions:

All products and materials listed herein may be substituted with an "equal or greater" quality product and/or material of "equal or lesser cost" or as is required by Local, State and Federal codes/ regulations. The manufactured brands stated herein for certain products will be considered as the basic minimums for quality expectations by Seminole County used for related projects. All brand names of materials/ products used by contractors for said projects will be specked out in the work scope line item bid submittal by the Contractor to clarify the types of fixtures, components, parts and materials being used for each category electrical, plumbing, hvac, flooring, building, roofing etc.

IV. Exterior Finishes

Concrete stucco coatings, siding or wood paneling used to repair or replace damaged areas must meet minimum requirements for thicknesses applied, for their intended use per manufacturer's installation recommendation and in accordance with local and state building code requirements.

A. Roofing materials:

All shingle roof replacements will consist of thirty year architectural style mildew/fungi resistant asphalt shingles regardless of manufacturing brand used. In addition any roof exceeding its normal life expectancy of ten years for three tab installations and fifteen years for architectural installations will be replaced to meet current building code requirements and hurricane wind load expectancies. In regards to roofing materials and applications of, it will be the contractor's responsibility to install the proper materials and products required to waterproof any and all roofs covered, regardless of the existing roof design, drainage pitch conditions and existing roof materials present. This includes any and all galvanized flashing materials and seam sealer underlayment's used prior to installation of asphalt shingle or modified bitumen roofing products.

B. Roof Vents and Lead Boots:

Contractors are responsible for proper roof ventilation systems and products to include bathroom exhaust fan goose necks and plumbing riser lead boots. It will be the contractor's responsibility to provide and install the correct applicable product required for its intended use.

C. Concrete:

Concrete used for patching, repairing or replacing of sidewalks/walkways, driveways, or interior finish floor applications will meet the minimum requirements necessary by building code standards depending upon its actual intended use.

D. Driveways and Sidewalks:

Any poured in place concrete flatwork that is severely cracked, shifted, displaced or uneven to greater than normal acceptable standards must be either repaired or replaced to maintain safety and or useable functional purposes intended for use.

Examples:

- Cracks greater than one quarter of an inch wide and span distances greater than two feet in length, etc.
- Uneven and displaced concrete surfaces such as sidewalk to driveway connections that vary in height may create tripping hazards in excess of one half inch in height, etc.

Each instance should be evaluated separately and a reasonable determination of repair or replacement should be made by all parties involved.

E. Paint:

All exterior paint used will be latex base mildew stain resistant twenty year product warranty or better, regardless of brand used and will be satin or flat base sheen only for all exterior applications, walls, doors, bands, trims, soffits etc.

F. Lumber:

Any lumber used for permanent applications to build, repair or construct will be of proper species, size and durability related to its intended use.

Example: Pressure Treated for direct concrete contact, #2 Yellow Pine for structural use, Spruce/ whitewood for cosmetic and non load bearing applications, etc.

G. Aluminum screen rooms/ porches:

All existing screen rooms, porches, covered patios or carports erected using aluminum products requiring structural repairs will be done so with the proper anchors/ tie downs necessary to meet current wind load and building code requirements. All contractors will be responsible for ensuring the proper permits and requirements for such work are executed and completed correctly.

H. Garage doors:

Any existing garage door unable to meet current wind load and hurricane required capacities due to its current condition and is unable to be modified, repaired or upgraded to meet current hurricane wind load requirements will be replaced to meet such in its entirety. In most cases an opener will be supplied and installed by the contractor along with the garage door unless specified differently within the scope of work.

I. Exterior swing doors:

Any door preserving or protecting the interior contents of and/ or the inhabitants of individuals will meet current safety, security and hurricane compliant standards. Any door not meeting these requirements due to severe abuse, damage, distress or age will be replaced to meet all applicable building codes and quality standard requirements.

J. Windows:

Any and all windows exceeding normal life span of twenty years and/or operational ease of use that do not meet current building and safety code requirements or means of egress requirements will be replaced. New windows installed will be either vinyl or aluminum framed with LOW-E energy efficient glass and will be required to meet all current code requirements regarding- egress, hurricane wind born debris, accessibility and minimum Energy Star Rated classifications. All new windows will be installed using manufacturer's installation specifications approved by the local and state building code requirements.

K. Soffit and Fascia:

Any soffit or fascia damaged beyond repair will be replaced with similar existing materials as to aluminum or vinyl products and will match as closely as possible in color to the existing or currently installed. If current materials cannot be matched then a suitable equal to or better material will be acceptable and applied to the affected area. In some cases more than just a specific area may have to be replaced in full if there is no suitable termination point, but this will be determined and approved of on a case by case basis and specified within the scope of work documents.

L. Pressure Washing:

All exterior surfaces will be power washed clean whether it is a painted surface body or not. For example: Driveways, sidewalks, patios, porches, eaves, soffits, carports etc.

V. Interior Finishes

A. Lumber:

Any lumber used for temporary or permanent applications to build, construct, or brace will be of proper species, size and durability related to its intended use.

B. Drywall/ Durrock:

All interior wall coverings will consist of ½" thick gypsum wall board over properly installed wood framed structures for walls and ceilings. Any wet areas located in bathroom showers/tub locations needing repairs or replacement of, will be done so using Durrock concrete wall board as a sub-straight for tile installations.

C. Drywall finishes:

Finish textures to any interior surface will consist of either popcorn or knockdown appearance for all ceiling applications and orange peel texture to all interior walls.

Other finishes may be used if existing patterns differ from those specified within the home. All patches, repairs and texture finishes applied to match existing areas must do so as closely as possible for an overall acceptable finish and appearance.

D. Paint:

All interior paint used will be latex base mildew stain resistant twenty year product warranty or better, regardless of brand used. All bedrooms, closets, kitchens, interior garages, hallways, storage rooms and main living areas will be painted with flat or satin sheen base products. All doors, casings and bathroom walls will be painted with semi-gloss enamel products only.

E. Tile:

All wet areas (foyer entry, kitchen, and bathrooms) will consist of tile.

E. "Tile/ ease of use"

For clients that may have difficulties in general mobility or are wheel chair bound, Contractors will install ceramic tile in place of carpet in all living room and hallway areas for ease of use. This will be specified in the work scope prior to bid.

F. Interior Doors:

Pre-hung hinge operated two panel hollow core pre-primed swing doors to coordinate with directional swing of existing door to be replaced. Bi-fold track and hardware guided closet doors two panel hollow core pre-primed paint grade.

G. Cabinets:

All cabinetry, kitchen or bathroom, shall be made with solid wood frame and doors.

Vanity tops will be one piece cultured marble vanity top with built in sink and overflow protection. An alternative option, would be plywood base flat laid Formica Laminate with a 4" high backsplash.

Kitchen countertops will be plywood base flat laid Formica Laminate with a 4" high backsplash.

VI. Plumbing

For reconstruction projects, the following plumbing components shall be provided: Domestic hot and cold water lines, water heater, drain waste and vent systems, clothes washer and waterline connection for refrigerator. Re-pipes will consist of CPVC, COPPER or PEX water lines installed in accordance with manufacturer

recommendations and current local building codes.

A. Exterior Applications:

All trenches shall be properly filled and compacted to ground level and covered with sod or seeding as necessary.

B. Waste connections:

Shall be checked and repaired if necessary from the main waste connection at the home to the city sewer lateral and or septic system.

Re-pipes for the main water line from utility meter to the house will consist of $\frac{3}{4}$ PVC pipe. New pipe installed shall be thermo-insulated in all unconditioned spaces.

All penetrations through walls and cabinets must have escutcheon plates on them.

Drains must be snaked out and free of blockage, all drains must be working properly at time of final inspection.

All fixtures must be white unless the majority of existing fixtures not being replaced are a different color, and then the fixtures will be matched to the existing.

C. Interior Applications:

CPVC or PEX pipe for all interior supply line replacements or repairs

PVC pipe for all waste drains and vent lines.

F. Faucet Fixtures:

All plumbing fixtures for kitchen and bathroom sinks will be single lever Moen brand products or equal to or better than specified herein and meet handicap approved requirements.

G. Shower valves:

Must have anti-scald guards at all tub/showers.

H. Sinks:

All bathroom sinks will be American Standard equal to or better oval shaped single bowl self rimming drop in with built in overflow. Kitchen sinks will be American

Standard stainless steel dual basin 60/40 split drop in twenty gauge thickness with a minimum 8" depth with retractable spray nozzle fixture equal to or better than.

I. Food Waste Disposer:

Insinkerator brand $\frac{3}{4}$ horse quiet system electric power operated equal to or better.

J. Tubs/Toilets:

All toilets must be American Standard brand quality- equal to or better and be a minimum of 1.6 gal. Low flow flush capacity. All tubs will be Americast brand quality equal to or better.

K. Water Heater:

Shall meet minimum energy star rating (88% efficiency) with a size of no less than 40 gal minimum quick recovery system.

VII. HVAC

Any unit older than eight years of age not meeting the minimum current energy star rating will be replaced.

Provide ventilated air conditioning heating and cooling system with proper thermostat controls, copper lines, condensate pumps, duct dampers, vents, return air vent system and exterior unit base pad with security grate cover.

All units are to be minimum fifteen seer energy star rating equal or better and must be installed in accordance with manufacturer's specifications. Size and layout must be approved by the building department and heat pumps are to meet the approved energy code requirements.

Air handlers are to be installed on a sealed wood platform with return air vent circulation box in the wall below the unit.

All attic duct work must be minimum R-6 energy rated and be of new flexible air duct material installed, sealed and supported per code requirements.

All fresh air supply vents will have adjustable/ directional fins on them.

Exhausts fans for bathrooms will be ducted to exterior and possess a minimum of 90 cfm rating.

Dryer vents will be ducted to exterior only. Whereas kitchen vents may be left direct recirculation if existing systems are already in place, otherwise exterior ventilation is preferred.

VIII. Electrical

All fixtures must meet minimum energy star rating.

The following units must be installed, present and working properly- switches, outlets, breakers, smoke detectors for bedrooms and hallways with 9volt battery backup, TV cables, phone lines, light fixtures, fans, doorbells, dryer and range boxes, properly functioning GFI receptacles in all wet areas and approved weatherproof boxes for exterior applications.

Contractors will verify all main disconnect panels are operating properly and without any safety hazards or concerns to both interior and exterior panels including A/C disconnects.

All lights will have energy star rated bulbs.

All fans will have light kits on them.

All flood lights will have motion detectors and light sensors to meet energy saving requirements.

IX. Appliances

All appliances must meet the minimum energy star rating allowable and be of at least GE appliance quality standard equal or better. All appliances will be installed, connected and service ready.

Refrigerator will be minimum 18 cubic feet.

Range will be 30" wide free standing electric with anti-tip bracket installed.

Range hood/ microwave will be direct vent or recirculating depending on the existing system setup.

Washer, dryers and dishwashers will also be included for Reconstructs only. All other projects will be on an as needed basis and will be specified in the scope of work.