

**CITY OF
ROANOKE** 
**REDEVELOPMENT
AND HOUSING
AUTHORITY**

Partners in Progress

October 13, 2016

Catherine Lamberg, Director
U.S. Department of Housing and Urban Development
Richmond Public Housing Program Center
600 E. Broad Street, 3rd Floor
Richmond, VA 23219

Dear Ms. Lamberg:

I am writing to request database adjustments, in accordance with 24 CFR 902.24.

First, regarding inspection report number 581644, filed on October 6, 2016 and released on October 12, 2016, for Morningside Manor, AMP 208, the inspection report included a deduction of 4.6 points for "Site- Sharp Edges (Hazards) (NLT). This deficiency resulted from adverse conditions beyond the control of RRHA; therefore, we are requesting a database adjustment under 24 CFR 902.24(b). A 3.60 point deduction for Building, missing/damaged caulking/mortar (walls) for physical conditions resulting directly from modernization work in progress; therefore, we are requesting a database adjustment under 24 CFR 902.24(c).

Supporting documentation for these requests is enclosed. We respectfully request that the points deducted as a result of adverse conditions beyond the control of RRHA and modernization work in progress be restored to RRHA's inspection scores for Morningside Manor.

We are also submitting a technical review appeal relative to inspection report number 581634, and a copy of that appeal request and supporting documentation is enclosed for your information.

Please contact me at (540) 983-9241, ggoh@rkehousing.org, or David Bustamante at (540) 983-9265, dbustamante@rkehousing.org, if you need additional information.

Sincerely,



Glenda Edwards Goh
Executive Director

Enclosures



Office of Public Housing Real Estate Assessment Center Request for Technical Review (TR) or Database Adjustment (DBA) of a Physical Inspection Score

Inspection Number	581644	Project ID Number	VA011000208
Inspection Date	10/6/2016	Address of Property	1020 13 TH STREET SE
Project/Property Name	MORNINGSIDE MANOR	City, State, Zip	ROANOKE VA 24013
Date of Request	10/12/2016	Contact Name	Dvid Bustamante
TR or DBA?	DBA		

ISSUE

Location (Inspectible Area)	Building Number	Unit Number
SITE		

Documentation Type:



Item and Deficiency/Observation

Hazards HS - Sharp Edges (Hazards) (NLT) - L3 - Sharp Edges, 4.54 point DEDUCTION - This COULD cause cutting/breaking of skin or other bodily harm.

Reason for Request

As per the letter attached from Waste management the bulk pick up was delayed by one day due to no fault of the housing authority. The property that was undergoing REAC has one maintenance worker assigned to it, protocol is to be present when the dumpsters are being emptied and clean after waste amangement. In this particular case that photo from the inspector was taken roughly ten minutes after the dumpster was emptied by Waste management. Since the maintenance worker was accompanying the inspector it was impossible for us to remove the debris from the floor. According to HUD REAC Adverse Conditions Beyond the Owner's Control - Deficiencies negatively affecting the score were caused by circumstances beyond the PHA's/POA's control such as damage from a natural disaster or a third party private or public entity working near a property. The responsibility to correct such conditions still belongs to the POA/PHA. As a result RRHA is requesting that the 4.54 that were deducted be added and a rescore be conducted.

Additional Comments

ISSUE

Location (Inspectible Area)	Building Number	Unit Number
BUILDING		

Documentation Type:



Item and Deficiency/Observation

Walls Contractors on site doing tuck pointing work on building,, grinding out and replacing bad mortar areas BE- Missing/Damaged Caulking/Mortar (Walls) - L2 - Missing Mortar 3.60 point deduction- Missing mortar around more than one contiguous masonry unit.

Reason for Review

RRHA has attached an active modernization contract to repair the molar around the building, in addition, the inspector mentions the work being done in his description of the deficiency. As per HUD REAC protocol Modernization Work In Progress - Property/projects undergoing modernization work in progress, underway at the time of the physical inspection, may qualify for a database adjustment. All elements of the unit that are not undergoing modernization at the time of the inspection (even if modernization is planned) will be subject to PIH-REAC's physical inspection protocol without adjustment. RRHA requests that the 3.60 points deducted be added to our final score and a rescore of our total points be conducted.

Additional Comments

ISSUE

Location (Inspectible Area)	Building Number	Unit Number

Documentation Type:



Item and Deficiency/Observation

Reason for Review

Additional Comments

Inspection Summary Report (POA) for Inspection #581644

Inspection Snapshot

Inspection ID:	581644	Inspection Time:	08:13 AM - 11:49 AM
Inspection Start		Inspection End	
Date:	10/06/2016	Date:	10/06/2016
Property ID:	VA011000208	Property Type:	Public Housing
Property Name:	MORNINGSIDE MANOR		
Inspection State:	Successful	Score:	67b

Inspection Summary Report (POA) for Inspection #581644

Property Profile

Property Name: MORNINGSIDE MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 1020 13TH Street SE
Address Line 2:
City: ROANOKE **State:** VA
ZIP: 24013 **Extension:** 9511
Phone: (540) 983-9223 **Extension:**
Fax: (540) 527-1099 **Email:** dstanley@rkehousing.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	1	1	1	105	105	22
Common	2			-	-	-
Total	3	1	1	105	105	22

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
103	98%	No

Comments tac 1968101 early start, tac profile correction, tac 1968122 bed bugs bld 1 units 403, 409, 420, 520, 601, 606

Inspection Summary Report (POA) for Inspection #581644

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L): David Bustamante
Organization: City of Roanoke Redev & Housing Authority
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke State: VA
ZIP: 24017 Extension:
Phone: (540) 983-9281 Extension:
Fax: (540) 983-9229 Email: dbustamante@rkehousing.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Glenda Edwards Goh
Organization: City of Roanoke Redev & Housing Authority
Address Line 1: 2624 Salem Turnpike NW
Address Line 2:
City: Roanoke State: VA
ZIP: 24017 Extension:
Phone: (540) 983-9241 Extension:
Fax: (540) 983-9229 Email: ggoh@rkehousing.org

Site Manager [Present During Inspection]

Name (F, MI, L): Denise Stanley
Organization: Morning Manor
Address Line 1: 1020 13th St. S.E.
Address Line 2:
City: Roanoke State: VA
ZIP: 24013 Extension:
Phone: (540) 983-9223 Extension:
Fax: (540) 527-1099 Email: dstanley@rkehousing.org

Inspection Summary Report (POA) for Inspection #581644

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	14.11	0.00	14.11	4.54	9.57
Building Exterior	16.13	3.60	12.52	0.00	12.52
Building Systems	21.50	10.48	11.02	0.00	11.02
Common Area	12.90	7.51	5.39	3.63	1.76
Unit	35.37	2.72	32.64	0.08	32.57
Total	100.00	24.32	75.69	8.24	67.45

Score Version: 1

Score Date: 10/07/2016

Final Score: 67b

Inspection Summary Report (POA) for Inspection #581644

Health & Safety Summary

	Site	Buildings	Units	Total	Health and Safety Narrative
Non-Life Threatening (NLT)					1 site, 1 buildings and 22 units were inspected.
Actual	1	1	1	3	3 health and safety deficiencies(HSD) were observed.
Projected	1	1	5	7	
Life Threatening (LT)					Percentage Inspected:
Actual	0	0	0	0	Site (PIS): 100%
Projected	0	0	0	0	Building (PIB): 100%
Smoke Detectors (SD)					Unit (PIU): 21%
Actual	0	0	0	0	Projected HSD:
Projected	0	0	0	0	Site = (Actual HSDS) / PIS
Overall					Building = (Actual HSDB) / PIB
Actual	1	1	1	3	Unit = (Actual HSDU) / PIU
Projected	1	1	5	7	If all buildings and units were inspected, it is projected that a total of 7 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #581644

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Sharp Edges (Hazards)	1	1	100
Ordinary	BE	Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	1	1	100
Ordinary	BS	Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	1	1	100
Ordinary	BS	Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power)	1	1	100
Ordinary	CA	Outlets/Switches/Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100
Ordinary	CA	Walls	CA - Peeling/Needs Paint (Walls)	1	1	100
Ordinary	CA	Windows	CA - Inoperable/Not Lockable (Windows)	1	1	100
Ordinary	CA	Windows	CA - Damaged/Missing Screens (Windows)	1	1	100
Ordinary	CA	Walls	CA - Damaged (Walls)	1	1	100
Ordinary	CA	Doors	CA - Damaged Hardware/Locks (Doors)	1	1	100
Ordinary	CA	Chutes	CA - Damaged/Missing Components (Chutes)	1	1	100

Note:

B/U - Indicates Buildings or Units

BE - Indicates Building Exterior

BS - Indicates Building Systems

CA - Indicates Common Areas

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances)

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

Inspection Summary Report (POA) for Inspection #581644

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	3	1	1	2
Unit	105	105	22	1

Building 208 - MORNINGSIDE MANOR HIGHRISE [Sample , Inspected]

Address Line 1: 1020 13TH ST SE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24013

Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Elevator Structure	1972	6	105	105

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
105	0 Bedroom	Yes	
204	1 Bedroom	Yes	
209	0 Bedroom	Yes	
214	1 Bedroom	Yes	
219	0 Bedroom	No	Vacant
303	0 Bedroom	Yes	
308	1 Bedroom	Yes	
313	0 Bedroom	Yes	
318	1 Bedroom	Yes	
403b	0 Bedroom	Yes	
407	0 Bedroom	Yes	
413	0 Bedroom	Yes	
417	0 Bedroom	Yes	
502	0 Bedroom	Yes	
506	0 Bedroom	Yes	
511	1 Bedroom	Yes	
516	0 Bedroom	Yes	
601b	1 Bedroom	Yes	
605	1 Bedroom	Yes	

Inspection Summary Report (POA) for Inspection #581644

606b	0 Bedroom	Yes	
610	0 Bedroom	Yes	
615	1 Bedroom	Yes	
620	0 Bedroom	Yes	

Building 800 - MORNINGSIDE ADMIN OFFICES [Excluded not in Universe , Added by Mistake]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24013

Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments: This is not a sep bld, in pic incorrectly.

Building 805 - MORNINGSIDE SHOP [Excluded not in Universe , Added by Mistake]

Address Line 1: 1020 13TH STREET SE

Address Line 2:

City: ROANOKE

State: VA

Zip: 24013

Extension: 2041

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1972	1	0	0

Comments: this is not a separate bld. in pic incorrectly

Inspection Summary Report (POA) for Inspection #581644

Certificates	
Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	Yes - This certificate is provided or is not expired
Fire Alarms	Yes - This certificate is provided or is not expired
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	Yes - This certificate is provided or is not expired
Sprinkler Systems	Yes - This certificate is provided or is not expired

Inspection Summary Report (POA) for Inspection #581644

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; "**Site - Spalling (Walkway / Steps) (4)**" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Site - MORNINGSIDE MANOR - Site(0) [Possible Points : 14.11]				
Health And Safety Deficiencies				
Hazards	HS - Sharp Edges (Hazards) (NLT)	Level 3	4.54	
			4.54	9.57
Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Exterior [Possible Points : 16.13]				
Non-Health And Safety Deficiencies				
Walls	BE- Missing/Damaged Caulking/Mortar (Walls)	Level 2	3.60	
			3.60	12.52
Building 208 - MORNINGSIDE MANOR HIGHRISE - Building Systems [Possible Points : 21.50]				
Non-Health And Safety Deficiencies				
Emergency Power	BS- Auxiliary Lighting Inoperable (Emergency Power) (3)	Level 3	2.15	
Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Level 2	8.33	
			10.48	11.02
Building 208 - MORNINGSIDE MANOR HIGHRISE - Common Areas [Possible Points : 12.90]				
Non-Health And Safety Deficiencies				
Chutes	CA - Damaged/Missing Components (Chutes) (3)	Level 2	0.91	
Doors	CA - Damaged Hardware/Locks (Doors)	Level 3	3.63	
Doors	CA - Damaged Hardware/Locks (Doors) (5)	Level 2	0.91	
Outlets/Switches/ Cover Plates	CA - Missing/Broken (Outlets/Switches/Cover Plates)	Level 1	0.91	
Walls	CA - Damaged (Walls)	Level 1	0.45	
Walls	CA - Peeling/Needs Paint (Walls)	Level 1	0.20	
Windows	CA - Damaged/Missing Screens (Windows)	Level 1	0.50	
Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #581644

Item	Deficiency	Severity	Points Deducted	Points Received
Windows	CA - Inoperable/Not Lockable (Windows) (NLT)	Level 3	3.63	
			11.14	1.76

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 105 [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
			0.04	1.57

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 204 [Possible Points : 1.57]

Non-Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2)	Level 1	0.04	
			0.04	1.53

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 209 [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
HVAC System	Unit - General Rust/Corrosion (HVAC)	Level 1	0.08	
			0.25	1.35

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 214 [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.19	
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
HVAC System	Unit - General Rust/Corrosion (HVAC)	Level 1	0.08	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.14	
			0.46	1.15

Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 403b [Possible Points : 1.61]

Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 2	0.29	
			0.46	1.15

Inspection Summary Report (POA) for Inspection #581644

Item	Deficiency	Severity	Points Deducted	Points Received
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 511 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches)	Level 1	0.04	
			0.21	1.40
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 601b [Possible Points : 1.64]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range/Stove- Missing/Damaged/Inoperable (Kitchen)	Level 3	0.58	
Health And Safety Deficiencies				
Call-for-Aid	Unit - Inoperable (Call-for-Aid) (NLT)	Level 3	0.08	
			0.65	0.99
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 605 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Windows	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows)	Level 3	0.38	
			0.38	1.22
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 610 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 3	0.17	
			0.17	1.43
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 615 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
HVAC System	Unit - General Rust/Corrosion (HVAC) (2)	Level 1	0.08	
			0.08	1.53
Building 208 - MORNINGSIDE MANOR HIGHRISE - Unit 620 [Possible Points : 1.61]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.04	
			0.04	1.56

Inspection Summary Report (POA) for Inspection #581644

Deficiency Details			
Item	Location/Comments	Deficiency/Severity	Decisions
Site - MORNINGSIDE MANOR - Site(0)			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Hazards		HS - Sharp Edges (Hazards) (NLT) - L3	- Sharp Edges - This COULD cause cutting/breaking of skin or other bodily harm.
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
Walls	Contractors on site doing tuck pointing work on building, grinding out and replacing bad mortar areas	BE- Missing/Damaged Caulking/Mortar (Walls) - L2	- Missing Mortar - Missing mortar around more than one contiguous masonry unit
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Building Systems			
Non-Health And Safety Deficiencies			
Emergency Power	Floor 6 near 610	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 5 near 510	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Emergency Power	Floor 1 near unit 105	BS- Auxiliary Lighting Inoperable (Emergency Power) - L3	- Auxiliary lighting does not function
Fire Protection	Floor 1	BS- Missing/Damaged/Expired Extinguishers (Fire Protection) - L2	- Fire extinguishers or fire hoses are missing, damaged, or expired - More than 5%, but less than 10% are missing, damaged, or expired
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
Closet/Utility/Mechanical	Floor 6 air handler room door on	CA - Damaged Hardware/Locks (Doors) - L2	- All Other Doors (includes closet or other interior

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
	6th floor		<ul style="list-style-type: none"> doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 5 5th floor air handler closet	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 4 4th floor air handler room	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 3 3rd floor air handler room closer inop	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Closet/Utility/ Mechanical	Floor 2 2nd floor air handker room door closer inop	CA - Damaged Hardware/ Locks (Doors) - L2	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Other interior door does not function as it should or cannot be locked.
Halls/Corridors/Stairs	Floor 4 closer inop on end fire door near 420	CA - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Restroom Door or Fire/ Emergency Door - Hardware is damaged or

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
			<ul style="list-style-type: none"> missing Door does not function as it should (it does not properly latch).
Halls/Corridors/Stairs	Roof	CA - Peeling/Needs Paint (Walls) - L1	<ul style="list-style-type: none"> Peeling Paint or Needs Paint 1 to 4 square feet of two or more wall areas
Halls/Corridors/Stairs	Floor 5 near 519	CA - Damaged/Missing Screens (Windows) - L1	<ul style="list-style-type: none"> A second means of window egress exists Window bars are actually child safety bars
Laundry Room	Floor 6	CA - Missing/Broken (Outlets/Switches/Cover Plates) - L1	<ul style="list-style-type: none"> Cover plate missing or broken The electrical connections/wires are NOT exposed.
Storage	Floor 1	CA - Damaged (Walls) - L1	<ul style="list-style-type: none"> Hole(s) Between one square inch, but smaller than a sheet of paper
Trash Collection Areas	Floor 5	CA - Damaged/Missing Components (Chutes) - L2	<ul style="list-style-type: none"> Chute door does not latch properly This condition DOES NOT RESULT in a Health and Safety concern.
Trash Collection Areas	Floor 3	CA - Damaged/Missing Components (Chutes) - L2	<ul style="list-style-type: none"> Chute door does not latch properly This condition DOES NOT RESULT in a Health and Safety concern.
Trash Collection Areas	Floor 2 2nd floor trash chute does not latch	CA - Damaged/Missing Components (Chutes) - L2	<ul style="list-style-type: none"> Chute door does not latch properly This condition DOES NOT RESULT in a Health and Safety concern.
Health And Safety Deficiencies			
Halls/Corridors/Stairs	Floor 3 locks broken with pieces missing on hall windows	CA - Inoperable/Not Lockable (Windows) (NLT) - L3	<ul style="list-style-type: none"> Lock/Operability Lock is missing or damaged (only if the window was

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
	near 319		designed to lock) - Window is NOT accessible from outside

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 105

Non-Health And Safety Deficiencies

Outlets/Switches	Bathroom	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 204

Non-Health And Safety Deficiencies

Outlets/Switches	Bedroom	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Outlets/Switches	Kitchen	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 209

Non-Health And Safety Deficiencies

Doors	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L3	- Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
HVAC System	Living Area	Unit - General Rust/ Corrosion (HVAC) - L1	- Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice) - The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 214			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	<ul style="list-style-type: none"> - Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Doors	Bedroom	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
HVAC System	Bedroom	Unit - General Rust/ Corrosion (HVAC) - L1	<ul style="list-style-type: none"> - Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice) - The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.
Kitchen Items	Kitchen	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	<ul style="list-style-type: none"> - Refrigerator - Door seals are deteriorated

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 303

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 308

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 313

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 318

None

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 403b			
Non-Health And Safety Deficiencies			
Doors	Bathroom latch inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Bathroom Door - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L2	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - ONE burner is not functioning.
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 407			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 413			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 417			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 502			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 506			
None			
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 511			
Non-Health And Safety Deficiencies			
Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).
Outlets/Switches	Kitchen	Unit - Missing/Broken Cover Plates (Outlets/Switches) -	<ul style="list-style-type: none"> - Cover plate missing or broken

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
		L1	- The electrical connections/ wires are NOT exposed.

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 516

None

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 601b

Non-Health And Safety Deficiencies

Kitchen Items	Kitchen	Unit - Range/Stove- Missing /Damaged/Inoperable (Kitchen) - L3	<ul style="list-style-type: none"> - Range/Stove/Oven - Gas Range/Stove/Oven - Burner(s) not functioning - TWO OR MORE burners are not functioning. - This condition DOES NOT RESULT in a Health and Safety concern.
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Health And Safety Deficiencies

Call-for-Aid	Bathroom string missing	Unit - Inoperable (Call-for-Aid) (NLT) - L3	<ul style="list-style-type: none"> - Alerts local entities (on-site) - Tested - Call-for-Aid as installed does NOT serve its intended function
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 605

Non-Health And Safety Deficiencies

Windows	Bedroom	Unit- Missing/Deteriorated Caulking/Seals/Glazing Compound (Windows) - L3	<ul style="list-style-type: none"> - Caulking, Seals, or Glazing Compound (includes thermopane or insulated windows) - Deteriorated or missing - Window is damaged and not weather-resistant OR there is damage to the surrounding structure OR there is condensation or discoloration between the glass panes of a Thermopane
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Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 606b

None

Inspection Summary Report (POA) for Inspection #581644

Item	Location/Comments	Deficiency/Severity	Decisions
Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 610			
Non-Health And Safety Deficiencies			
Doors	Kitchen closer inop	Unit - Damaged Hardware/ Locks (Doors) - L3	<ul style="list-style-type: none"> - Entry Door to Unit - Hardware is damaged or missing - Door does not function as it should (it does not properly latch).

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 615			
Non-Health And Safety Deficiencies			
HVAC System	Living Area	Unit - General Rust/ Corrosion (HVAC) - L1	<ul style="list-style-type: none"> - Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice) - The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.
HVAC System	Bedroom	Unit - General Rust/ Corrosion (HVAC) - L1	<ul style="list-style-type: none"> - Rust or Corrosion (formations of metal oxides, flaking, discoloration, or a pit or crevice) - The system IS providing enough heating or cooling to maintain a minimum temperature range in the major living areas.

Building 208 - MORNINGSIDE MANOR HIGHRISE[Sample,Inspected] - Unit 620			
Non-Health And Safety Deficiencies			
Doors	Bathroom	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm>

CITY OF ROANOKE REDEVELOPMENT AND
HOUSING AUTHORITY

DATA BASE ADJUSTMENT -INSPECTION
NUMBER 581644 – MORNINGSSIDE
MANOR

SITE SHARP EDGES

4.54 POINT DEDUCTION

SUPPORTING DOCUMENTS



WASTE MANAGEMENT

DELMARVA Market Area
3016 Yaddin Road
Chesapeake, VA 23323
(800) 877-7531
(757) 558-6218 Fax



October 12, 2016

Ms. Dezaray Allaire
City of Roanoke Redevelopment & Housing Authority
2624 Salem Turnpike, NW
Roanoke, Virginia 24017

Dear Dezaray,

This letter will confirm that, based on our records, we were on site at the Morningside Manor facility at 1020 13th St, SE, on Thursday, October 6, 2016 at approximately 10:30am to provide the regular trash collection service. The current schedule for service is three times per week on Monday/Wednesday/Friday. The Wednesday that was scheduled for October 5th, was delayed by one day due to operational issues on our part.


Please let me know if you need anything else.

Sincerely,

Robert E. Clendenin
Public Sector Representative

From everyday collection to environmental protection, Think Green. Think Waste Management.



Inspection ID	Observation ID	Photo ID	Print Photo
581644	2362	1285	 Print Photo



CITY OF ROANOKE REDEVELOPMENT AND
HOUSING AUTHORITY

DATA BASE ADJUSTMENT -INSPECTION
NUMBER 581644 – MORNINGSIDE
MANOR

BUILDING MISSING/ DAMAGED
CAULKING/ MORTAR (WALLS)

3.60 POINT DEDUCTION

SUPPORTING DOCUMENTS



CONTRACT NO: 208-1601-1-7

CONTRACT BETWEEN THE
CITY OF ROANOKE REDEVELOPMENT & HOUSING AUTHORITY
AND
RUSSELL'S REMODELING, LLC

Be it understood that as of this **27th** day of **September, 2016** the City of Roanoke Redevelopment & Housing Authority (hereinafter called "RRHA") hereby enters into this Contract with **Russell's Remodeling, LLC** (hereinafter called the "Contractor") for the **fixed price of One hundred, eighty-two thousand, five hundred, and 00/100 Dollars (\$182,500.00)** as more particularly specified in the Bid Form submitted by the Contractor, dated **August 23, 2016**, for the **Repair and Cleaning for Exterior Finishes for Morningside Manor, AMP 208**, and subject to the conditions herein contained.

Repair and Cleaning for Exterior Finishes for Morningside Manor shall be completed prior to **75 calendar days** from date of Notice To Proceed:

1.0 Definitions

- 1.1 "RRHA" and "PHA," as referenced in this Contract, mean the City of Roanoke Redevelopment & Housing Authority.
- 1.2 "HUD" means the U.S. Department of Housing and Urban Development.
- 1.3 "Contract" means this Contract as entered into between RRHA and the Contractor, and includes, and incorporates herein, all terms and conditions as set forth in
 - i) General Conditions for Construction Contracts – Public Housing Programs – Form HUD-5370,
 - ii) Special Conditions,
 - iii) Labor Standard Documents, and
 - iv) Technical Specifications, all as set forth in Parts B, C, and G of the Project Manual for the Project.

The Contract shall also include all formal changes to any of the above-referenced documents made by addendum, change order, bulletin or other

written modification, which terms and conditions are incorporated herein by reference.

- 1.4 “Contractor” means, for the purpose of this Contract, the person or other entity entering into the Contract with RRHA to perform, or be responsible for the performance of, all of the work required under the Contract.
- 1.5 “Contracting Officer” means the person authorized to execute contracts for RRHA.
- 1.6 “Contract Administrator” means the person who will administer the contract for RRHA.

2.0 Scope of Work

- 2.1 The Contractor agrees to provide all material and labor to perform all work required under the Contract and described in the plan Project Manual entitled “**Repair and Cleaning for Exterior Finishes for Morningside Manor, AMP 208**” (the “Project”) and shall do all things, and take all actions, as required by this Agreement, in strict compliance with the Contract, as defined herein.

3.0 Billing and Payment

- 3.1 The Contractor shall submit an invoice for payment on a monthly basis. Payment shall be made to the Contractor, less applicable withholdings, within thirty (30) days, provided all work for the month has been completed satisfactorily, based on the Contract Administrator’s accepted verification of documents, in accordance with the specifications of this Contract. Invoices shall detail the services rendered each month. All support documentation shall accompany the invoice.
- 3.2 All invoices and statements shall be identified by location of property and services rendered, and shall be submitted to:

City of Roanoke Redevelopment & Housing Authority
Attention: Executive Assistant, Operations
2624 Salem Turnpike, NW
Roanoke, VA 24017

- 3.3 Contract number, and site location should appear on the invoices to avoid delay in payment.

A supplier's invoice must accompany the invoice for any material charges.

Construction contractors shall submit Requests for Payment on HUD forms set forth below, or such other applicable RRHA form as may be found on the RRHA website, or such other Contractor form as may be approved for use by RRHA:

51001 Periodic Estimate for Partial Payment
51002 Schedule of Change Orders
51003 Schedule of Materials Stored (A supplier's invoice must accompany the invoice for any material charges.)
51004 Summary of Materials Stored
5372 Construction Progress Schedule

- 3.4 Within thirty (30) days after completion of the Project, provided the Contract be then fully performed, subject to the delivery to RRHA of a release of all potential liens arising out of this Contract in a form acceptable to RRHA, the balance due under the Contract will be paid by RRHA to the Contractor.

4.0 Laws and Regulations

The Contractor shall at all times observe and comply with laws, ordinances, regulations, and codes of the federal, state, county and other local government agencies, which may in any manner affect the performance of the Contractor.

5.0 Insurance

- 5.1 Contractor agrees, at its sole expense, to procure and keep in force during the entire period of this Agreement, public liability, workers compensation, property damage liability, bodily injury and personal injury insurance, with a company duly licensed and authorized to write such coverage, as specified below, in this State.

Comprehensive General Liability: \$1,000,000

Worker's Compensation: Statutory Limits of the State of Virginia

Other Required Insurance:

Contractor also agrees to adequately insure all of the Contractor's work, as done or in progress, on the Project sites, all materials and equipment stored on the Project sites, and all other perils to which Contractor, its employees and agents may be subjected.

- 5.2 Contractor shall carry comprehensive automobile liability coverage on owned and non-owned motor vehicles, used on the Project site(s) or in connection therewith, at a combined single limit for bodily injury and property damage of no less than \$500,000 per occurrence.
- 5.3 The Contractor shall provide RRHA with Insurance Certificates. RRHA shall be named as Certificate Holder and Additional Insured on said policies: City of Roanoke Redevelopment & Housing Authority, Glenda Edwards Goh, Executive Director.

6.0 Indemnification

Contractor expressly agrees to indemnify and hold harmless RRHA, its directors, officers, and employees from all losses, costs, damages and/or expenses with respect to all demands, claims, suits, and/or judgments for personal and bodily injuries, including death, to any person (including but not limited to third parties, employees of RRHA, employees of Contractor or any Subcontractor and their dependents or personal representatives) or damage to property or any other cause of action arising by reason of any act or willful omission or negligence, either by Contractor or by Subcontractors or the employees or agents of either of them. Contractor further agrees to defend RRHA, to reimburse RRHA for any reasonable cost and expense, including attorney's fees, which RRHA may incur or be put to for the defense from any such claim.

7.0 Contractor Not an Agent

In the interpretation of this Agreement and the relations between Contractor and/or Subcontractor and RRHA, neither Contractor nor Subcontractor shall be held or deemed in any way to be an agent, employee or official of RRHA.

8.0 Order of Precedence

In the event of a conflict between clauses in this Contract and the Statement of Work/Scope of Services, the Contract shall prevail. In the event of a conflict between the Contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail.

9.0 Subcontracting

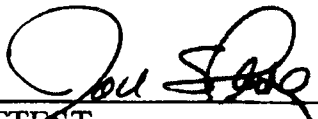
The Contractor shall not subcontract any of the work unless specifically authorized, in advance and in writing, by RRHA.

10.0 Required Documents

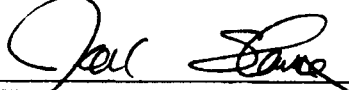
The following documents are required to be included as a part of, and attached to, this Contract:

Performance Bond (if applicable)
Labor and Material Payment Bond (if applicable)
Subcontractor Data Sheet (if applicable)

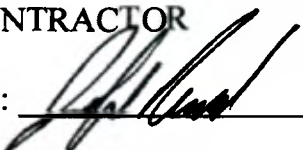
IN WITNESS THEREOF: The parties hereto have caused this instrument to be executed as of the day and year first written above.


ATTEST

9/27/16
DATE


ATTEST

9/27/16
DATE

CONTRACTOR
BY: 

TITLE: Owner

CITY OF ROANOKE REDEVELOPMENT
AND HOUSING AUTHORITY

BY: 
Glenda Edwards Goh

TITLE: Executive Director

SPECIFICATIONS

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DIVISION 1 - GENERAL REQUIREMENTS

<u>Section</u>	<u>Description</u>	<u>Section – Pages</u>
01100	Summary of Work	01010 -1 thru 2
01300	Submittals	01300 -1 thru 3
01400	Quality Control	01400 -1 thru 3
01500	Temporary Facilities and Controls	01500 -1 thru 3
01710	Cleaning	01710 -1 thru 2

DIVISION 2 - SITE CONSTRUCTION

Not Used

DIVISION 3 - CONCRETE

Not Used

DIVISION 4 - MASONRY

04236	Brick Panel Systems	04236 -1 thru 5
04901	Clay Masonry Restoration and Cleaning	04901 -1 thru 7

DIVISION 5 - METALS

Not Used

DIVISION 6 - WOOD AND PLASTICS

Not used.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07241	Exterior Insulation and Finish Systems – Class PB	07241 -1 thru 5
07920	Sealants	07920 -1 thru 3

DIVISION 8 - DOORS AND WINDOWS

Not Used

DIVISION 9 - FINISHES

Not Used

DIVISION 10 - SPECIALTIES

Not used.

DIVISION 11 -EQUIPMENT

Not used.

DIVISION 12 - FURNISHINGS

Not Used

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used

DIVISION 14 - CONVEYING SYSTEMS

Not Used

DIVISION 15 – MECHANICAL

Not Used

DIVISION 16 - ELECTRICAL

Not Used

Drawings

Sheet A5 – Southwest and Northeast Elevations
Sheet A6 – Southeast and Northwest Elevations
Sheet A10 – Exterior Wall Sections

- END OF TABLE OF CONTENTS -

SECTION 01100

SUMMARY OF WORK

PART 1 GENERAL

1.01 DESCRIPTION

A. Work Included:

1. The "Work" of this contract is titled "Repair and Cleaning for Exterior Finishes for Morningside Manor, AMP 208". The "Work" is defined in the Contract Documents, which includes plans and specifications. The specifications and drawings shall be referenced for detailed specifications and descriptions of the work involved.

B. Project Description:

1. The "Work" includes, but is not limited to the following items for Morningside Manor:
 - a. Complete inspection, repair, and cleaning of existing thin brick finish.
 - b. Complete inspection, repair, and cleaning of existing EIFS finish.
 - c. Complete inspection or sealant joints including expansion joints, the removal of loose and deteriorated exterior expansion and sealant joints. Re-application of sealant.
 - d. Cleaning of exterior surfaces for entire building, including elevator penthouse and exterior of windows and entrance doors.
 - e. However, these brief descriptions shall not in any way be constructed to limit the contractor's obligations for compliance with the contract documents.

C. Work for this project shall be completed within 75 calendar days from date of Notice To Proceed with work.

D. Contractor shall be responsible for obtaining all building permits and the cost for required permits.

E. Scheduling of work shall be coordinated with site management for Morningside Manor.

- F. Contractor shall be responsible for fully restoring, replacing, or repairing at no additional cost to RRHA any damages created during the performance of the Work to any buildings, equipment, vehicles, sidewalks, asphalt surfaces, lawns, and landscaping.

PART 2 PRODUCTS

Not used.

PART 3 EXECUTION

Not used.

END OF SECTION

SECTION 01300

SUBMITTALS

PART 1 GENERAL

1.01 GENERAL

- A. Submittals shall include shop drawings, manufacturer's product data, product samples, certificates, test data, schedules, and other submittals that may be required to demonstrate compliance with the Contract Documents. The requirements of the General Conditions supercede the requirements of this section.
- B. Provide submittals for the following materials:
 - 1. R-brick panel system.
 - 2. Cleaning products.
 - 3. Masonry patching compounds.
 - 4. Repair mortars.
 - 5. EIFS materials.
 - 6. Sealant.

1.02 CONTRACTOR PREPARATION

- A. Review and coordinate submittals with all other related of affected work before submitting to Owner. All copies shall bear the Contractor's certification that he has checked and approved submittal. By approving submittals, the Contractor thereby declares that he has determined and verified applicable field measurements, field construction criteria, materials, catalog numbers and all other similar data, and has checked and coordinated each shop drawing and sample with the requirements of the Work and the Contract Documents. Submittals submitted without such certification will be returned to the Contractor as rejected, and will not be considered a formal submission. Delays in construction because of late submission or resubmission of submittals requested by the Owner are the Contractor's responsibility.
- B. If submittals deviate from the drawings and specifications because of standard shop practice or any other reason, make specific mention of such deviation in the letter of transmittal in order that, if acceptable, suitable action may be based on the stated deviation. Otherwise, the Contractor shall not be relieved of the responsibility for executing the work in accordance with the drawings and specifications, even though such submittals have been accepted.

- C. It is expected that Contractor provide submittals that are accurate and complete. In no manner does Owner's approval of submittal relieve the Contractor from responsibility of complying with all requirements of this Contract.

1.03 FORM OF SUBMITTAL

- A. A letter of transmittal shall be attached to each submission, which lists the contents of the submissions, and identifies each item by reference to project specifications or drawings. Product data and other similar material that cannot be labeled easily shall be bound in suitable containers or covers bearing identifying data.
- B. All submittals shall be identified by project number and name stamped or written on letter of transmittal.
- C. Clearly mark all product data to identify the applicable products or models. Identify where options or modifications are required by Contract Documents. One (1) copy of submittals shall be provided to Owner. Owner shall stamp written approval on all submittals. Owner shall retain a copy of submittals and return one (1) copy to Contractor.
- D. Product samples shall be of sufficient size and quantity to allow thorough review by Owner.
- E. If certificates certify the performance or quality of materials or products, submit certificate with other submittals. Submit certificates certifying the method of installation or quality of installation at the completion of the work.

1.04 RESUBMISSION

- A. Change or correct submittals as required by the Owner and resubmit until accepted. Also, indicate any changes that have been made other than those requested by the Owner.

1.05 OWNER'S PROCEDURES

- A. Submittals shall be reviewed with reasonable promptness. The Owner will stamp submittals with one of the following actions:
 - 1. "Approved" indicates that work submitted may proceed. However, the Owner assumes no responsibility for figured dimensions on shop drawings.
 - 2. "Make Corrections Noted" indicates that Contractor may proceed based on corrections indicated. Resubmission not required.

3. "Revise And Resubmit" indicates that work may not proceed. Corrections shall be made to submittal and it should be resubmitted.
4. "Not Approved" indicates rejection of the product/drawings or insufficient product data has been submitted and the Contractor shall submit new or revised data for approval.

END OF SECTION

Section 01400

QUALITY CONTROL

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

- A. General quality assurance and control.
- B. References.
- C. Manufacturer's instructions, certificates, field services, and reports.
- D. Testing laboratory services.
- E. The requirements of the general conditions supercede the requirements of this section.
- F. Regulatory requirements.

1.02 RELATED REQUIREMENTS

- A. Section 1300, "Submittals."

1.03 GENERAL QUALITY CONTROL

- A. Maintain quality control over materials suppliers, manufacturers, products, services, site conditions, and workmanship to produce work of specified quality.
- B. Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
- C. Work shall be performed by persons qualified to produce workmanship of specified quality.
- D. Secure building materials in place with positive fastening and anchorage devices, which are sized to withstand stresses, vibration, physical distortion, and disfigurement.

1.04 REFERENCES

- A. Conform to referenced standards and Standard Specifications.

- B. Specific provisions of codes, regulations, and standards may be referenced in individual specifications to assist the Contractor and identify options selected by the Owner. Such references do not relieve the Contractor from compliance with other applicable provisions of codes, regulations, and standards not specifically referenced.
- C. Should specified reference standards conflict with Contract Documents, request clarification from Owner prior to proceeding.

1.05 MANUFACTURER'S INSTRUCTIONS AND CERTIFICATES

- A. Comply with manufacturer's instructions in full detail, including each step in sequence. Should instructions conflict with Contract Documents, request clarification from the Owner prior to proceeding.
- B. When required by individual specification section, submit manufacturer's certificate that products meet or exceed specified requirements.

1.06 MANUFACTURER'S FIELD SERVICES AND REPORTS

- A. When specified in respective specification sections, require materials supplier, manufacturer, or installer to provide qualified personnel to observe field conditions, conditions of surfaces and installation; quality of workmanship; start-up of equipment; test, adjust, and balancing of equipment as applicable; to make appropriate recommendations.

1.07 TESTING

- A. Provide all testing specified in specification sections. All testing services shall be scheduled and costs paid by Contractor unless otherwise indicated in the Contract Documents.

1.08 INSPECTION AND TESTING LABORATORY SERVICES

- A. When reference is made in specifications to independent designs, tests, inspections, etc., a fully qualified independent testing laboratory or firm of inspection engineers shall furnish such services. All costs for providing such services shall be paid for by the Contractor, unless otherwise provided for in the specifications.
- B. The Contractor shall make all arrangements for the testing work. Contractor shall be responsible for cancellation notices due to inclement weather, etc., and shall be responsible for any costs for failure to provide adequate cancellation notice.

PART 2 PRODUCTS

Not used.

PART 3 EXECUTION

Not used.

END OF SECTION

Section 01500

TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 DESCRIPTION

- A. Work included: Provide temporary facilities and controls needed for the work including, but not necessarily limited to the following:
 - 1. Temporary fenced staging/storage area.
 - 2. Sanitary facilities.
 - 3. Trash receptacles or dumpsters.
 - 4. Barricades, signage.
- B. Related Work:
 - 1. Except that equipment furnished by sub-contractors shall comply with the requirements of pertinent safety regulations, such as equipment normally furnished by the individual trades in execution of their own portions of the work are not part of this section.
 - 2. Acceptance by the Contractor of the use of the Owner's utilities constitutes a release to the Owner of all claims and of all liability to the Contractor for whatever damages resulting from utility outages, including damages from loss of services and voltage variations.
- C. The rear driveway is designated as a fire lane for the City of Roanoke Fire Department and access for dumpster services. Access to fire lane shall not be impeded by contractor vehicles or equipment unless vehicles and equipment are being actively used in the performance of the work. Rear driveway or parking areas for RRHA staff and residents shall not be used for general parking for contractor's vehicles and equipment. The rear driveway shall be made fully accessible at the end of each workday and at times when RRHA trash receptacles are scheduled to be emptied.
- D. The requirements of the General Conditions supercede the requirements of this section.

1.02 PRODUCT HANDLING

- A. Maintain temporary facilities and controls in proper and safe condition throughout the progress of the Work.

PART 2 PRODUCTS

2.01 UTILITIES

A. Water:

- 1. RRHA shall provide Contractor with water needed to complete work. Water shall be made available to Contractor at maintenance shop. Contractor shall furnish all hoses required to accomplish the Work.

B. Electricity:

- 1. RRHA shall provide Contractor with electrical utility needed to complete work. Electrical utility shall be made available to Contractor at maintenance shop. Contractor shall provide all extension cords required to accomplish the Work.
- 2. Temporary electrical wiring (extension cords) shall comply with all applicable codes and be used in a safe manner.

2.02 TEMPORARY FACILITIES

A. Sanitary facilities:

- 1. Contractor shall provide temporary facilities in the quantity required for use by all Contractor personnel.
- 2. All temporary sanitary facilities shall be kept in a clean, serviceable, and hygienically acceptable condition at all times.
- 3. Coordinate location for temporary sanitary facilities with RRHA prior to delivery of temporary sanitary facilities to work site.
- 4. Contractor shall remove temporary sanitary facilities immediately upon completion of work.

B. Trash receptacles:

- 1. RRHA and City of Roanoke trash receptacles or dumpsters shall not be used by Contractor for disposal of debris/waste created by work on this project.

2. Coordinate location for trash receptacles or dumpsters with RRHA prior to delivery to work site.
3. Area around trash receptacles and dumpsters shall be kept clean and free from debris.
4. Open-topped trash dumpsters shall be kept covered when not being accessed by Contractor.
5. RRHA shall not be responsible for trash or debris put into trash receptacle or dumpster which has not been created by work while on RRHA property. Contractor shall be responsible for securing trash receptacle or dumpster.

C. Barricades:

1. Provide barricades for work areas and areas where lifts are being used.
2. Provide barricades and warning signage when potential exists for RRHA staff, residents, and visitors to be exposed to danger.
3. Provide warning signage for situations where RRHA staff, residents, and visitors might encounter work wet EIFS repairs made at ground level.

PART 3 EXECUTION

3.01 MAINTENANCE AND REMOVAL

- A. Maintain temporary facilities and controls as long as needed for safe and proper completion of the work.
- B. The Contractor shall insure all temporary facilities are maintained in a good state of repair, and in good appearance throughout the duration of the Work. Unsafe, poorly maintained facilities shall be corrected or removed at the direction of the Owner.
- C. Remove such temporary facilities and controls as soon as the progress of the work will permit, or as directed by the Owner.

END OF SECTION

Section 01710

CLEANING

PART 1 GENERAL

1.01 DESCRIPTION

A. Work included:

1. Throughout the construction period, maintain work areas on exterior of the building and site in a standard of cleanliness as described on this section.

B. Related Work:

1. In addition to standards described in this section, comply with the requirements for cleaning as described in pertinent other sections of these specifications and the General Conditions. The requirements of the General Conditions supercede the requirements of this section.

1.02 QUALITY ASSURANCE

- ###### **A. Conduct daily inspections, and more often if necessary, to verify that requirements for cleanliness are being met.**

- ###### **B. In addition to the standards described in this section, comply with pertinent requirements of government agencies having jurisdiction.**

PART 2 PRODUCTS

2.01 CLEANING MATERIALS AND EQUIPMENT

- ###### **A. Provide required personnel, equipment, and materials needed to maintain the specified standard of cleanliness.**

2.02 COMPATIBILITY

- ###### **A. Use only cleaning materials and equipment that are compatible with the surface being cleaned, as recommended by the manufacturer of the material.**

PART 3 EXECUTION

3.01 PROGRESS CLEANING

A. General:

1. Do not allow scraps, debris, waste materials, and other items not required for construction of this Work to accumulate on job site.
2. Maintain stored items in an orderly manner, which allows maximum access, does not impede access to parking areas, fire lanes, sidewalks, and provides required protection of materials.
3. Completely remove all scraps, debris, and waste materials from areas under active repair or cleaning once daily, at minimum.
4. Provide adequate storage for all items awaiting removal from the job site, observing requirements for fire protection, and protection for the environment.
5. As required preparatory to installation of succeeding materials, clean the structure or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using equipment and materials required to achieve the required level of cleanliness.

3.02 FINAL CLEANING

- A. "Clean" for the purpose of this article, unless otherwise stated, shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial building maintenance equipment and materials for public areas.
- B. Before completion of the Work, remove from the job site all tools, excess materials, equipment, scraps, debris, and waste. Conduct final cleaning as described in Article 3.01 above.
- C. Unless otherwise directed by Owner, thoroughly broom clean areas where materials, equipment, or waste debris were temporarily stored and areas where construction foot traffic traversed. Completely clean up all spilled materials, dust, etc.

END OF SECTION

SECTION 04236

BRICK PANEL SYSTEMS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

- A. The work includes repair and replacement of the existing R-Brick Panel System as required for restoration of the existing façade.

1.02 SECTION INCLUDES

- A. Pre-assembled insulated brick panels installed on concrete, block, metal or wood framing.

1.03 RELATED SECTIONS

- A. Section 07920 Sealants
- B. Section 04901 Clay Masonry Restoration and Cleaning

1.04 REFERENCES

- A. ASTM C1088-88 - Thin Brick Solid Masonry Units made from Clay or Shale type TBS, TBX, TBA.
- B. ASTM C578 -Preformed Block-Type Cellular Polystyrene Thermal Insulation
- C. Static Air Pressure Difference

1.05 QUALITY ASSURANCE

- A. Performance Requirements:
 - Wind pressure test to 400 ft. at 110 mph. Per ASTM E330
 - Wind pressure deflection: external and internal design Load 100 psf. allowable deflection L/240
- B. Qualified installers: listed by brick panel manufacturer.
- C. Mock-up panel including corners, indicating color, range texture, mortar, and workmanship.

1.06 SUBMITTALS

- A. Product data indicating brick selections, trim pieces, insulation backer, and manufacturers installation instructions.

B. Samples:

1. Two samples at least 8" x 12" of three courses 1-1/2 bricks long.
2. Indicate color and texture to match existing.

1.07 DELIVER, STORAGE AND HANDLING

- A. Deliver brick panels, accessories and loose trim in manufacturers original packaging.
- B. Store all brick panels, accessories, grout, and trim off the ground covered with waterproof covering to protect from weather and condensation.

1.08 WARRANTY

- A. Provide manufacturer's written warranty that prefabricated foam panels and components shall be free of defects in materials and manufacturer's workmanship for a period of 20 years from date of installation.
- B. Limited warranty excludes field workmanship, structure movement, abuse, acts of God and other causes beyond manufacturer's control.
- C. Manufacturer's share of repair or replacement material cost will be pro-rated according to the written warranty and excludes labor to repair or replace.

PART 2 - PRODUCTS

2.01 BRICK PANELS

- A. Product trade name: R-Brick Panel System.
- B. Manufacturers:
 1. American Brick Co. EZ-Wall System.
 2. The Best Panel Co.
 3. Equivalent of the above.

2.02 PANEL MATERIALS

- A. Brick: 1) 2-1/4" x 7-5/8" or other 1/2" thick slabs. 2) ASTM C1088-88 grade, SWtype, TBSTBA or TBX. 3) Special shapes, corners, trim pieces and loose brick slabs.
- B. Insulation backer board: 1) Extruded polystyrene board 1" thick. 2) Manufacturer's product: Dow Chemical Co. StyrofoamSM or equivalent.

- C. Adhesive: R-Brick adhesive specifically for adhering brick to polystyrene.
- D. Grouting mortar: R-Brick Panel System Mortar Mix.

2.03 ANCHORAGE MATERIALS

- A. Starter angles and clips:
 - 1. Galvanized steel angle shape with formed keyway to fit t & g insulation board, corrugated, edge pre-punched 1", o.c.
 - 2. Starter angle shall be 22 gauge with the 1" insulation system.
 - 3. Starter angle shall be continuous for starter course.
 - 4. Support angle clips for individual anchors shall be 3" long.
 - 5. Mid-panel clips shall be provided.
- B. Fasteners:
 - 1. #8 self-drilling, self-tapping, cadmium plated screws.
 - 2. Galvanized annular ring, nails, or wood screws.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that substrate is sound, smooth and without projections.
- B. Beginning of installation means acceptance of existing conditions.

3.02 PREPARATION

- A. Panel layout:
 - 1. Line-up on wall, establishing bottom of lowest panel course, mark level horizontal line at this point.
 - 2. Lay out brick panels starting at corners working to center of wall.

3.03 BRICK INSTALLATION

- A. Install moisture barrier (15# felt or equal) to all areas to be covered.
- B. Install starter angle on marked line and over all openings with nail flange up, fasten at 16" o.c. to structure with appropriate fastener for substrate.

- C. Install brick panels in accordance with manufacturer's installation instructions.
 - 1. Place panel firmly onto starter angle.
 - 2. Place angle clips on top of panel and fasten to substrate.
 - 3. Install mid-panel clips and fasten to substrate.
- D. Cut brick panels as required achieving proper fit.
- E. Corner bricks and individual brick installation:
 - 1. Apply two 1/4" beads of adhesive horizontally to insulation board and press brick slabs firmly onto adhesive.
 - 2. Support brick with 2 or 3 nails until adhesive sets up.
- F. Mortar installation:
 - 1. Mix mortar with mixing water solution to smooth consistency for application with grout bag or mortar pump.
 - 2. Apply mortar mix into joints and tool with min. 1" dia. Round Jointer. Brush and wash.
- G. Install weeps as required by brick panel manufacturer.
- H. Cleaning: Brush mortar joint with stiff bristle brush using diagonal strokes to remove excess mortar from brick faces and joints.

3.04 FIELD APPLIED BRICK UNIT

- A. Apply individual brick slabs where areas to be covered do not accept panel application.
- B. Lay brick in appropriate bond.
- C. Apply mortar to substrate with notched trowel.
- D. Place brick while mortar is still tacky before initial set.
 - 1. Apply skim coat of thin-set mortar to back of brick unit.
 - 2. Tamp brick to full contact with setting bed.
 - 3. Do not disturb set bricks for leveling.
 - 4. Maintain uniform joint widths.

- E. Grout joints immediately after initial set of setting bed, forcing into joints without smearing on brick.
- F. After mortar has initial set, tool joints with min. 1" dia. round jointer.

END OF SECTION

SECTION 04901

CLAY MASONRY RESTORATION AND CLEANING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

- A. The work includes cleaning and repointing of existing thin brick masonry, as well as a final cleaning of the entire building façade after replacement of any thin brick (see section 04236) as required during repointing. The estimated approximate area of the existing thin brick is 26,600 square feet.

1.02 SUMMARY

- A. This Section includes restoration and cleaning of brick as follows:
 - 1. Repairing clay masonry, including replacing damaged units.
 - 2. Repointing mortar joints.
 - 3. Cleaning exposed clay masonry surfaces.

1.03 DEFINITIONS

- A. Low-Pressure Spray: 100 to 300 psi; 4 to 6 gpm.

1.04 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use.
- B. Samples: For each exposed material required for replacing or repairing existing materials.
- C. Qualification Data: For restoration specialists.

1.05 QUALITY ASSURANCE

- A. Mockups: Prepare mockups of restoration and cleaning as follows to demonstrate aesthetic effects and qualities of materials and execution.
 - 1. Patch three small areas at least 1 inch in diameter for each type of masonry material indicated to be patched.
 - 2. Clean an area approximately 25 sq. ft. in area for each type of clay masonry and surface condition.

3. Rake out joints in two separate areas approximately 36 inches high by 72 inches wide for each type of repointing required and repoint one of the two areas.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply for product selection:
 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified below.

2.02 MASONRY MATERIALS

- A. Thin Face Brick and Accessories (match existing): Provide face brick and accessories, including specially molded, ground, cut, or sawed shapes.
 1. 2 1/4" x 7 -5/8" or other 1/2" thick slabs.
 2. ASTM C1088-88 grade, SW type TBSTBA or TBX.
 3. Special shapes, corners, trim pieces, and loose brick slabs.
- B. Insulation backer board (match existing):
 1. Extruded polystyrene board 1" thick.
 2. Manufacturer's product: Dow Chemical Co. or equivalent.
- C. Adhesive: Adhesive specifically designed for adhering brick to polystyrene.
- D. Grouting Mortar (match existing): R-Brick Panel System Mortar Mix or equivalent.
- E. Water: Potable.

2.03 CLEANING MATERIALS

- A. Water for Cleaning: Potable.
- B. Hot Water: Heat water to a temperature of 140 to 160 deg F.
- C. Mild Acidic Cleaner: Manufacturer's standard mildly acidic cleaner containing no hydrochloric, hydrofluoric, or sulfuric acid; or chlorine bleaches.
 1. Available Products:

- a. Diedrich Technologies Inc.; Envirorestore 100.
 - b. Dumond Chemicals, Inc.; Safe n' Easy Heavy Duty Restoration Cleaner.
 - c. ProSoCo; Sure Klean Light-Duty Restoration Cleaner.
 - d. Equivalent of the above.
- D. Acidic Cleaner: Manufacturer's standard acidic masonry restoration cleaner composed of hydrofluoric acid blended with other acids, detergents, wetting agents, and inhibitors.
 - 1. Available Products:
 - a. American Building Restoration Products, Inc.; 801 Heavy Duty Masonry Cleaner.
 - b. Diedrich Technologies Inc.; 101 Masonry Restorer or 101G Granite, Terra Cotta, and Brick Cleaner.
 - c. ProSoCo; Sure Klean Heavy-Duty Restoration Cleaner.
 - d. Equivalent of the above.

2.04 MISCELLANEOUS MATERIALS

- A. Masonry Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching masonry, is vapor- and water permeable, exhibits low shrinkage, and develops high bond strength to all types of masonry.
 - 1. Formulate patching compound to match masonry units being patched.
 - 2. Available Products:
 - a. Cathedral Stone Products, Inc.; Jahn Masonry Repair Mortar.
 - b. Edison Coatings, Inc.; Custom System 45.
 - c. Equivalent of the above.
- B. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from damaging effects of acidic and alkaline masonry cleaners.
 - 1. Available Products:
 - a. American Building Restoration Products, Inc.; LM 130 Acid Shield.

- b. Diedrich Technologies Inc.; Diedrich Acid Guard.
- c. ProSoCo; Sure Klean Strippable Masking.
- d. Equivalent of the above.

2.05 MIXES

- A. Mortar Mixes: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Grouting Mortar: Thoroughly mix R-brick Panel System Mortar Mix as directed by manufacturer or equivalent.
- B. Chemical Cleaning Solutions: Dilute chemical cleaners with water to produce solutions not exceeding concentration recommended by chemical cleaner manufacturer.
 - 1. Acidic Cleaner Solution for Brick: Dilute with water to produce hydrofluoric acid content of 3 percent or less.

PART 3 - EXECUTION

3.01 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, landscaping, and surrounding buildings from harm resulting from masonry restoration work.
- B. Prevent chemical cleaning solutions from coming into contact with pedestrians, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
 - 1. Cover adjacent surfaces with materials that resist chemical cleaners used unless chemical cleaners will not damage surfaces. Use materials that contain only waterproof, UV-resistant adhesives. When no longer needed, promptly remove masking to prevent adhesive staining.
 - 2. Keep wall wet below area being cleaned to prevent streaking from runoff.

3.02 MASONRY REMOVAL, REPLACEMENT, AND PATCHING

- A. At locations indicated, remove thin masonry units that are damaged, spalled, or deteriorated. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size thin brick units.

- B. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- C. Remove in an undamaged condition as many whole bricks as possible.
 - 1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
- D. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles.
- E. Brick Replacement:
 - 1. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw to cut masonry with clean, sharp, unchipped edges.
 - 2. Lay brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min.. Maintain joint width to match existing joints.
 - a. Tool exposed mortar joints to match joints of surrounding existing brickwork.

3.03 CLEANING

- A. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other.
- B. Use only those cleaning methods indicated for each masonry material and location.
 - 1. Do not use wire brushes.
 - 2. Use spray equipment that provides controlled application at volume and pressure indicated, measured at spray tip.
 - 3. For chemical cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone-shaped spray tip.
 - 4. For water spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.

- C. Chemical Cleaner Application Methods: Apply chemical cleaners to masonry surfaces to comply with chemical cleaner manufacturer's written instructions; use brush or spray application methods, at Contractor's option. Do not spray apply at pressures exceeding 50 psi. Do not allow chemicals to remain on surface for periods longer than those indicated or recommended by manufacturer.
- D. Acidic Chemical Cleaning:
 - 1. Brick: Use acidic cleaner.
 - 2. Wet masonry with hot water applied by low-pressure spray.
 - 3. Apply cleaner to masonry in two applications by brush. Let cleaner remain on surface for period recommended by chemical cleaner manufacturer.
 - 4. Rinse with hot water applied by low -pressure spray

3.04 REPOINTING MASONRY

- A. Rake out and repoint mortar joints as follows:
 - 1. Remove mortar from joints to depth of joint width plus 1/8 inch. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with grouting mortar.
 - 2. Cut out mortar by hand with chisel and mallet.
 - 3. Rinse masonry-joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen masonry-joint surfaces before pointing.
 - 4. Apply grouting mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer. Where existing bricks have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces.
 - 5. When mortar is thumbprint hard, tool joints to match original appearance of joints. Remove excess mortar from edge of joint by brushing.
- B. Cure mortar by maintaining in thoroughly damp condition for at least 72 hours including weekends and holidays.

3.05 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
 - 1. Do not use metal scrapers or brushes.

END OF SECTION

SECTION 07241

EXTERIOR INSULATION AND FINISH SYSTEMS - CLASS PB

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

- A. The work includes repair, replacement, and refinishing of existing EIFS - Class PB system where damaged. As required, saw cut sections of existing EIFS and replace with the system specified below. Repair EIFS to the extent such that renovation is not apparent. Finish to match existing.

1.02 SUMMARY

- A. This Section includes Class PB exterior insulation and finish system (EIFS) applied over exterior gypsum sheathing.

1.03 PERFORMANCE REQUIREMENTS

- A. Class PB EIFS: Comply with performance characteristics in EIMA's "EIMA Guideline Specification for Exterior Insulation and Finish Systems, Class PB."
 - 1. Impact Resistance: Medium.
 - 2. Positive and Negative Wind-Load Performance: Capability to withstand wind loads indicated when tested per ASTM E 330.
- B. Water-/Weather-Resistive-Barrier Coating: Comply with ICBO-ES AC24.

1.04 SUBMITTALS

- A. Product Data: For each product indicated.
- B. Shop Drawings: Include plans, elevations, sections, details, penetrations, terminations, fasteners, and attachments to other work.
- C. Samples: For each EIFS and for each color and texture required.
- D. Field quality-control test reports.

- E. Product certificates.
- F. Research/evaluation reports.
- G. Maintenance data.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Certified in writing by EIFS manufacturer to install manufacturer's system using trained workers.
- B. Source Limitations: Obtain EIFS through one source from a single EIFS manufacturer and from sources approved by EIFS manufacturer as compatible with system components.
 - 1. Radiant Heat Exposure: No ignition of EIFS when tested according to NFPA 268.
 - 2. Surface-Burning Characteristics: Insulation board, adhesives, base coats, and finish coats with flame-spread index of 25 or less and smoke-developed index of 450 or less, per ASTM E 84.
- C. Pre-installation Conference: Conduct conference at Project site.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Dryvit Systems, Inc.
 - 2. BASF - Finestone.
 - 3. Sto Corp.
 - 4. Equivalent of the above manufacturers.

2.02 MATERIALS

- A. Compatibility: All materials provided must match existing. Provide substrates, adhesive, fasteners, board insulation, reinforcing meshes, base- and finish-coat systems,

sealants, and accessories that are compatible with one another and approved for use by EIFS manufacturer for Project.

- B. Water-/Weather-Resistive-Barrier Coating: Formulation and accessories designed for indicated use.
- C. Primer/Sealer: Substrate conditioner designed to seal substrates from moisture penetration and to improve the bond between substrate of type indicated and adhesive used for application of insulation.
- D. Drainage Mat: Designed to drain incidental moisture by gravity; EIFS manufacturer's standard or product recommended in writing by EIFS manufacturer with manufacturer's standard corrosion-resistant mechanical fasteners suitable for intended substrate.
- E. Spacers: Furring strips; EIFS manufacturer's standard or product recommended in writing by EIFS manufacturer with manufacturer's standard corrosion-resistant mechanical fasteners suitable for intended substrate.
- F. Adhesive for Application of Insulation: Adhesives for Dryvit Commercial Systems or equivalent:
 - 1. Genesis: An acrylic based, fiber-reinforced product which is field mixed with Portland cement.
 - 2. Primus: An acrylic based product that is field mixed with Portland Cement.
 - 3. Primus DM: A dry mix polymer-based product which is field mixed with water.
 - 4. ADEPS: A pre-mixed water-based acrylic copolymer product
- G. Molded, Rigid Cellular Polystyrene Board Insulation: Comply with EIFS manufacturer's requirements, ASTM C 578 for Type I, and EIMA's "EIMA Guideline Specification for Expanded Polystyrene (EPS) Insulation Board."
 - 1. Channeled Board Insulation: EIFS manufacturer's standard factory-fabricated profile with linear, vertical drainage channels, slots, or waves on the back side of board.
- H. Reinforcing Mesh: Balanced, alkali-resistant, open-weave glass-fiber mesh treated for compatibility with other EIFS materials and complying with EIMA 105.01 and ASTM D 578.
 - 1. Intermediate-Impact Reinforcing Mesh: Not less than 10 oz./sq. yd.
 - 2. Strip Reinforcing Mesh: Not less than 3.75 oz./sq. yd.

- 3. Detail Reinforcing Mesh: Not less than 4.0 oz./sq. yd.
- 4. Corner Reinforcing Mesh: Not less than 7.2 oz./sq. yd.
- I. Base-Coat Materials: Standard mixture.
- J. Waterproof Adhesive/Base-Coat Materials: Waterproof mixture.
- K. Primer: Factory-mixed elastomeric-polymer primer for preparing base-coat surface for application of finish coat.
- L. Finish-Coat Materials: Standard acrylic-based coating with enhanced mildew resistance.
 - 1. Colors, Textures, and Patterns: Match existing.
- M. Mechanical Fasteners: Corrosion-resistant fasteners consisting of thermal cap, standard washer and shaft attachments, and fastener suitable for substrate.
- N. Trim Accessories: Match existing trim accessories. UV-stabilized PVC and complying with ASTM D 1784 and ASTM C 1063.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. General: Comply with ASTM C 1397 and EIFS manufacturer's written instructions for installation of EIFS as applicable to each type of substrate indicated.
- B. Insulation: Where required, adhesively attach to substrate.
- C. Expansion Joints: Install at locations indicated; where required by EIFS manufacturer; where expansion joints are indicated in substrates behind EIFS; where EIFS adjoin dissimilar substrates, materials, and construction; at floor lines in multilevel wood-framed construction; and where wall height changes.
- D. Base Coat: Apply to exposed surfaces of insulation in minimum thickness recommended in writing by EIFS manufacturer, but not less than 1/16-inch dry-coat thickness.
- E. Reinforcing Mesh: Completely embed mesh in wet base coat, applying additional base-coat material if necessary, so reinforcing-mesh color and pattern are not visible.

- F. Double-Layer Reinforcing Mesh Application: Where indicated, apply second base coat and second layer of standard-impact reinforcing mesh.
- G. Double Base-Coat Application: Where indicated, apply in same manner and thickness as first application except without reinforcing mesh.
- H. Finish Coat: Apply over dry base coat, maintaining a wet edge at all times for uniform appearance, in thickness required by EIFS manufacturer to produce a uniform finish of color and texture matching approved sample and free of cold joints, shadow lines, and texture variations. Match existing.

3.02 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.

END OF SECTION

SECTION 07920

SEALANTS

PART 1 GENERAL

1.01 DESCRIPTION OF WORK

- A. The work includes removal and replacement of existing sealant that has deteriorated, lost bond with adjacent substrates or cracked, at the following locations: sealing the joints around metal frames built into walls; expansion joints; control joints; flashing; coping; and the intersections of various materials, including but not limited to EIFS and thin brick as required for a permanently watertight installation. Estimated total length for existing sealant joints are approximately 19,500 linear feet.

1.02 SUBMITTALS

- A. Submit in accordance with the procedure set forth in Section 01300 "Submittals."
- B. Catalog data (CD) and color chips (CC) shall be submitted for the following items:
 - 1. Sealants (CD) (CC)
 - 2. Joint backing (CD)
 - 3. Joint primer (CD)

1.03 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver sealants, joint backing, and joint primer materials to the site in the manufacturer's unopened, labeled containers.
- B. Store materials in an enclosed shelter that provides protection from damage and exposure to the elements. Protect sealants and joint priming materials from freezing.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Sealants shall be the materials specified herein. Obtain sealant materials from one manufacturer. Colors of the exterior sealants will be selected by the Architect as part of the general color scheme for the building.

- B. Exterior Sealant: Sealant for exterior work and for interior expansion joints shall be single-component, non-sag, polyurethane sealant, Pecora Corporation DynaTrol I-XL or equivalent.
- C. Joint Backing: Material shall be compressible rod stock of polyethylene foam, polyethylene-jacketed polyurethane foam, butyl rubber foam, neoprene foam, or other flexible, permanent, non-absorptive, durable material as recommended for compatibility with substrate and sealant by the sealant manufacturer. Certify that the joint backing and sealant are compatible if no bond breaker is provided.
- D. Joint Primer: Joint primer shall be as recommended by the sealant manufacturer for the joint surfaces to be primed.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Condition of Other Work: Examine the joint surfaces, backing, and anchorage of units forming sealant rabbet and the conditions under which the sealant work is to be performed. The sealant work shall not proceed until unsatisfactory conditions have been corrected in a manner acceptable to the installer.
- B. Weather Conditions: Do not install sealants under adverse weather conditions or when temperatures are below or above the manufacturer's recommended limitations for installation. Proceed only when forecasted weather conditions are favorable for proper cure and development of high early-bond strength.
- C. Joint Preparation: Brush particles of mortar, dust, and other foreign matter out of joint just before sealing. The joints shall be free of oil and water. If necessary to facilitate proper cleaning, the brush shall be dipped in clean naphtha or varnoline. Metal against which compound is to be placed shall be cleaned with high-flash naphtha or xylol. Surfaces adjacent to joints shall be taped as required to produce a neat and clean final appearance. As necessary to provide a suitable backstop, the back of the grooves shall be packed with joint backing to minimize the possibility of sealant extrusion when the joint is compressed. The size and shape of rod shall control the joint depth for sealant placement. Bond of sealant shall be broken at the bottom of the joint. Sealant bead of optimum shape shall be formed on the back side. The joints shall be given a uniform coat of priming material before sealing if recommended by the sealant manufacturer.
- D. Application: Application shall be in strict compliance with the manufacturer's printed instructions. Sealants shall be applied with caulking guns having sufficient pressure to fill all voids, and application shall be as recommended by the manufacturer but shall be not less than ¼ inch deep. Joints shall be tooled where necessary to correct irregularities and, when complete, shall produce a smooth, wrinkle-free surface. Joints, except wide expansion joints, shall be left sufficiently convex to result in a flush joint when dry. Sealants around framed

openings in masonry shall be applied around the entire perimeter of each frame on each side. Sealants in masonry control joints shall be recessed approximately ¼ inch from the face of the adjacent surfaces.

3.02 CLEANING

- A. Clean the surfaces adjoining joints of smears and other soiling resulting from the sealing application.

3.03 CURING

- A. Cure sealants in compliance with manufacturer's instructions and recommendations, to obtain high early-bond strength, internal cohesive strength, and surface durability.

END OF SECTION