

General Building Specifications  
Owner/Builder Agreement

**SITE DESIGN**

The building should be plotted on its site by a surveyor or building professional. It must be located at least 5' away from any other combustible building. Review local ordinances for required setbacks. If the building is intended to shelter animals, review local Health Department regulations for required distances from wells and residences.

**GENERAL SPECIFICATIONS**

1. **Codes:** All work must comply with current codes, ordinances and industry standards.
2. **Permits:** The builder is responsible for obtaining and paying for all necessary permits, scheduling all required inspections and obtaining a Certificate of Occupancy.
3. **Scope of Work:** The builder should provide all materials, labor and equipment required to complete the building in reasonable time. The builder should provide, supervise and coordinate all necessary subcontractors. All workmanship and materials must be of the best quality. Materials and equipment must be installed or applied to the manufacturers and suppliers' specifications.
4. **Work by Owner/Others:** All work required for a complete and finished building should be provided by the builder, except as acknowledged by the owner at the time of the contract agreement.
5. **General Conditions:** The building contract will be governed by standards outlined in the "General Conditions of Contract" published by the American Institute of Architects unless comparable published standards are mutually accepted by the owner and the builder.

**Site Work**

1. Clear the building site of all shrubs, trees, rocks and stumps. Remove and store topsoil. Protect all other landscaping, paving and structures from damage by this construction.
2. Excavate for footings to the depth shown on drawings or deeper, if necessary, to reach solid, undisturbed soil or stone that's entirely free of backfill. Footings must extend below the established frost line at the building site unless a monolithic slab foundation is planned, in accord with local regulations. Excavate as required for all planned drives, parking areas and utility lines.
3. Provide clean gravel fill as necessary to allow a flat, well drained building subfloor.
4. Grade the building site so that water flows away from the building. Replace topsoil to a minimum of 3" deep. Rake to remove all surface rocks, roots and debris, and seed and mulch as required.

**Concrete**

1. All concrete must be a minimum of 3000 psi and must be handled and installed to the American Concrete Institute's standards.
2. Concrete slabs must be a minimum of 4" thick, reinforced with 6x6 (#10) wire mesh. Thicken slabs to a minimum of 6" at all edges and isolate all walls, posts and columns with 1/2" neoprene or oiled felt expansion joints. Provide expansion joints along the centerlines of all posts or columns. Slope floor slab toward the largest door at 1/8" per foot. Provide a smooth, trowel or brush finish.

**Carpentry**

1. All framing lumber must be structural grade, with a min. 1,200 psi bending stress rating.
2. All framing must be plum, level and true and must be properly nailed, screwed or bolted.

3. Roof sheathing must be min. 5/8" CDX plywood. Exterior wall sheathing should be min. 1/2" CDX plywood.
4. Provide bridging or solid blocking at the midpoint of all joists that exceed 10' in span.

**Roofing**

1. Roofing shall be as selected by the owner, and installed to the manufacturer's or supplier's standards.
2. All roof valleys, intersections and protrusions must be flashed with solidly backed aluminum or copper sheeting and must be entirely weatherproof.
3. Provide metal drip edging at all rakes and eaves.

**Windows and Doors**

1. All prefabricated windows, doors, hardware and accessories must be as selected by the owner, and must be installed and finished to the manufacturers' specifications.
2. The builder must make every effort to build any special doors and windows to be straight, true, serviceable and durable.
3. Provide durable drip caps above all windows, doors and framed openings.

**Finishes**

Paint, stain or finish as selected by the owner and to the manufacturers' specifications.

**Plumbing and Electrical**

As required by the owner and the intended use of the building, provide a plumbing system and an electrical system in accord with all state and local ordinances. The builder must secure all necessary design, permits, inspections, approvals and Underwriter's certificates.

Agreed to by:

<b>Owner:</b>	<b>Date:</b>
_____	_____
<b>Builder:</b>	<b>Date:</b>
_____	_____