

Lead Design Specifications



Location:

175 Pride Road
Auburn, Maine 04210

Owner Information:

Name: Pam Williams
Address: 175 Pride Road
Auburn, ME 04210

Design date:

10-30-2023 ADDENDUM: 12-01-2023

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2024
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

After careful review of the following, the applicant(s) and contractor, understand and accept the work described herein. Only the work described herein will be performed. ANY and ALL changes to these design specifications must be by written change order and agreed to by all parties following program requirements. **All recommendations are valid for one (1) year and can only be amended or changed by performing a new risk assessment.**

| | |
|-------------------|-------------|
| X _____ | _____ |
| Contractor | Date |
| X _____ | _____ |
| Owner | Date |
| X _____ | _____ |
| Owner | Date |

CONTRACT PRICE: _____

REHABILITATION STANDARDS AND SPECIFICATIONS

SECTION 1 –

GENERAL REQUIREMENT FOR ALL PROJECT SPECIFICATIONS

1. All work performed shall conform to the General Standards herein, DEP Lead Management Regulations (Chapter 424), HUD requirements for Notification, Evaluation, and “Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing receiving Federal assistance” (24 CFR Part 35), EPA Renovation, Repair and Painting Rule, manufactures recommendations, and all applicable Local and State building codes, laws and regulations. ***If no local building code exists, the MUBEC will apply.***
2. Scrape inspections are required for removal of paint from components (abatement or interim control). Scrape inspections are required for both interior and exterior work prior to the priming and or painting process. If a scrape inspection has not been performed, the Contractor will be required to remove any paint to ensure compliance with this section.
3. Any and all Maine DEP project variances must also be approved in writing by the Lead Designer and **The Auburn Lead Program** prior to implementation. **NOTE:** *Monetary change orders may be required by **The City of Auburn.***
4. All measurements are approximate and must be verified by the Contractor. No claim for additional funds due to discrepancies in measurements or quantities shall not be honored.
5. All Materials having color or pattern shall be selected by the owner from standard color/style chart. All colors, styles, and types of materials will be listed in the job specifications prior to contract signing.
6. All installed windows and exterior doors will be Energy Star rated for the Northeast. All windows will have a U-Value of .27 or less. Windows will have full screens. Egress casement windows will have a factory installed horizontal mullion to give the appearance of a double hung window. **NOTE:** Single hung windows will require half screens.
7. All exterior doors installed will be keyed alike (per unit), and include adjustable thresholds and half glass unless otherwise noted in design specifications. Exterior doors will meet Energy Star requirements for the Northeast.
8. Building permits, electrical permits, plumbing permits and other permits required by local or State authorities shall be obtained by the contractor and the costs shall be incorporated into the proposal amount submitted by contractor. Contractor must obtain permits prior to commencement of work and must provide copies of permits to the Owner and **The City of Auburn** for documentation. Failure to obtain required permits will result in nonpayment of work until the necessary permits are obtained.
9. Workmanship and materials not covered by manufacturer’s warranty shall be warranted by the Contractors for a period of at least one year from date of final payment to the contractor. All manufacturer warranties shall be delivered by the Contractor, to the homeowner along with the final billing. Manufacturer’s installation instructions, as required by the 2009 ICC Code shall be available on the job site at the time of inspection.

10. Product information/labeling showing compliance, where required, with Energy Star Ratings shall be provided to the home owner and **The City of Auburn** prior to installation.
11. All Interim Control work must be performed in accordance with both EPA RRP and HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al, with the exception that certain contractors such as electrical, plumbing, roofing, weatherization and heating specialists may be exempt from using HUD lead safe practices so long as they do not disturb any more than two square feet of painted surfaces per room or a total of 20 square feet of painted surfaces on the exterior. Contractors performing work in accordance with HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al must have attended an EPA RRP course taught by a Maine DEP certified training provider. Lead safe practices must be employed in all work that disturbs painted surfaces. After completion of all work, contractor must clean the work area(s) to meet Maine DEP Chapter 424 Lead Dust / Soil clearance standards as follows;

Hard floors and Carpeted floors = 10 micrograms (ug) per square foot (ft²)

Interior Window Sills = 100 micrograms (ug) per square foot (ft²)

Window Troughs = 100 ug/ micrograms (ug) per square foot (ft²)

Exterior Porch = 40 micrograms (ug) per square foot (ft²)

Other nonporous surfaces = 10 micrograms (ug) per square foot (ft²)

Five (5) foot radius outside of contained area(s) = 10 micrograms (ug) per square foot (ft²)

Non-play Area Soil = 900 parts per million (ppm)

Play Area Soil = 100 parts per million (ppm)

If dust wipe and/or soil samples do not pass the above standards, contractor must return to the job site, at his own expense, and clean until these standards are met. Final payment will be withheld until clearance standards are achieved. Costs incurred for an additional site visit and dust swipe sampling costs will be taken from monies due to the contractor. In homes where there are children under 6 years of age the Owners must, at their own expense, temporarily relocate these children from work areas where paint will be disturbed until the work has been completed and the dust wipe clearance standards shown above have been achieved.

12. The contractor must inspect the property and attend a pre-bid walkthrough. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site during a pre-bid walk through and is conversant with the requirements of the local jurisdiction.
13. All materials used in conjunction with this work write-up are to be new, of first quality and without defects – unless stated otherwise or pre-approved by owner and Design Consultant in writing.
14. Contractors shall not perform any work, substitute any specified materials, colors, patterns, quantities, or change specified material qualities or quantities not listed in the job

- specifications without a written change order pre-approved by **The City of Auburn**, owner and Lead Design Consultant.
15. All materials shall be installed in full accordance with the manufactures specifications and industry standards for working conditions, surface preparation, methods, testing, and protection.
 16. All repaired or newly installed exterior non-pressure treated wood must be sealed, stained or otherwise protected from the elements following industry standards.
 17. Walls and attached components shall be identified with the letters A, B, C, D etc. Wall A is always the wall that is closest to the address elevation or "street side" of the house. Moving clockwise, the walls are then B, C, D, etc.
 18. Down payment or deposits to contractors are not authorized. No work/materials will be paid for in advance.
 19. Detailed invoices submitted to the **City of Auburn** shall accompany each payment request.
 20. The use of the "Booth" or "Mini-Containment" system(s) will be determined by the Lead Design Consultant. Determination shall be in writing.
 21. Any and all changes in the Lead Design agreed to during the Pre-bid Walkthrough will be made in writing in the form of a bid amendment. This form will become part of the contractor's bid proposal and will be submitted with contractors bid.
 22. **Placement of the decontamination unit shall be determined and established via writing as an addendum to the design plan specifications prior to the commencement of any lead abatement activities.**

SECTION 2 - DEFINITIONS

- 1 Abatement. "Abatement" means any measure or set of measures designed to permanently eliminate lead hazards. For the purpose of this definition, "permanently means for at least 20 years.
- 2 Impact Surface. "Impact surface" means a surface that is subject to damage by repeated sudden force, such as certain parts of door frames.
- 3 Interim control. "Interim control means a set of non-abatement measures designed to temporarily reduce human exposure or likely exposure to lead hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of potential lead hazards and the establishment and operation of management and resident education programs. NOTE: When interim control measures (covering a surface with a coating or other treatment) are used, friction points or friction surfaces must be treated so that paint is not subject to abrasion. Examples of acceptable treatments include re-hanging and or planning doors so that the door does not rub against the door frame, removing paint from the friction/impact part of a door jamb (frame) and covering of bare soils.

- 4 Install. "Install" means to purchase, set up, test, and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test, and warrant.
- 5 Paint. "Paint means any substance applied to a surface as a coating, including, but not limited to household paints, varnishes, and stains.
- 6 Repair. "Repair" means to return a building component to like new condition through replacement, adjustment, and recoating of parts.
- 7 Reinstall. "Reinstall means to remove, clean, store, and install a component.
- 8 Substrate. "Substrate" means the material underneath the paint such as brick, concrete, drywall, metal, plaster or wood.
- 9 Work Area. "Work area" means an interior or exterior area where lead abatement or interim control activities are to take place. There may be more than one work area in a residential dwelling or child care facility.
- 10 Window & Door Units. Window/door components are defined as follows:
 - a. Window sash (includes mullions)
 - b. Window casing (includes header and apron)
 - c. Window sill
 - d. Window jamb (includes parting bead and stops)
 - e. Window well (also called trough)
 - f. Door (includes stiles, panels and edge)
 - g. Door jamb (includes frame and stops)
 - h. Door casing (includes header)
 - i. Door threshold

SECTION 3 –SCOPE OF WORK

The scope of work shall consist of complete paint removal, encapsulation, enclosure, and/or whole component removal of lead-based paint hazards as identified in the lead based-paint inspection report.

1. **Owner Responsibilities:**

- A. Owner shall remove all personal belongings from the house/work area.
- B. Owner shall shut off gas to the stove, (if applicable).
- C. Owner shall provide keys to the Contractor for access to the home.
- D. Owner shall pre-determine colors and flooring selections in writing. This shall be performed prior to the start date.

- E. Owner shall supply electricity, water and heat to the abatement contractor for the duration of the project.
- F. Owner shall remove and keep clear, all debris from the exterior at least 10 feet from the building perimeter if exterior work is performed.

2. Contractor Responsibilities:

- A. Contractor shall confirm that all furniture and personal belongings have to be removed from the house/work area prior to the start of the project.
- B. Contractor shall coordinate access to the home for any visual inspections and clearance sample testing to be performed.
- C. Contractor shall be responsible for completing all work specified in the Design Plan including any and all revisions made to the design for the purpose of the project within contract dates specified. **This specifically includes the placement of the decontamination unit.**
- D. Contractor shall perform an ASTM approved tape method before applying any encapsulating paint to a building component to ensure proper adhesion to the substrate.
- E. Contractor shall store debris in a secure area until final disposal. Dispose of in accordance with the Mine Department of Environmental Protection's Lead Management Regulations.
- F. Contractor shall be financially responsible for all associated sampling costs such as administrator labor, travel, postage, and laboratory analysis of the dust samples if interim or final clearance samples fail.
- G. Contractor shall repair or replace any building components damaged during the project to match existing building components.
- H. All product warranty information must be given to the **City of Auburn** and the home owner prior to final payment of project. Product labels (stickers) showing Energy Star Compliance will remain in place until inspected and approved by Lead Design Consultant.
- I. A written notification plan will be developed by the Contractor and provided to the owner/tenant, the Administrator and the **City of Auburn**.
- J. Contractor shall provide a final abatement report to the **City of Auburn**, Administrator, and the homeowner within 30 days after project completion in accordance with DEP Chapter 424, Section 6.G.
- K. The use of a "Booth" or "Mini-Containment" system will be determined by the Lead Design Consultant and shall be in writing.

SECTION 4 – NOTIFICATIONS

1. Notification:

The abatement contractor shall notify the Maine Department of Environmental Protection, the Administrator and the **City of Auburn** at least five (5) working days prior to the start of any lead abatement activity, including set-up or on-site preparation activities. Delivery of notice by U.S. Postal Service, commercial delivery service, hand delivery, facsimile or email are acceptable methods. The **City of Auburn** also requires notification of Interim Control /LSR work performed on site.

NOTE: A weekly updated schedule for each lead abatement project by dwelling unit, if applicable, shall be faxed/emailed each Monday morning to **ALL** above listed parties until the project is complete. In the event of a scheduled work day/hours are changed after the weekly notification, the contractor must notify the DEP, Administrator and **The City of Auburn** by email or phone no later than 8 A.M on the day of the scheduled change.

2. Tenant Notification:

The abatement contractor shall notify the tenants of the pending abatement activity. This notification (Occupant Protection Plan) shall include the scheduled dates for abatement, work hours, identification of work areas, and information on any alternative entrance or exit to be used during the course of the abatement activities. This notification shall be in writing and delivered at least five (5) days prior to the start of the project.

| Room # And Name | Building Component | Location | Abatement Method | Labor | Materials | Total |
|-----------------|----------------------|--------------------------|--|-------|-----------|-------|
| Kitchen #4 | Baseboard | C, D | Remove & Replace | | | |
| Living Room #5 | Floor | Exposed Back Area | Enclosure | | | |
| | Ceiling Board | Exposed Back Area | Remove & Replace Back Half of Ceiling & Finish with Sheetrock & Paint | | | |

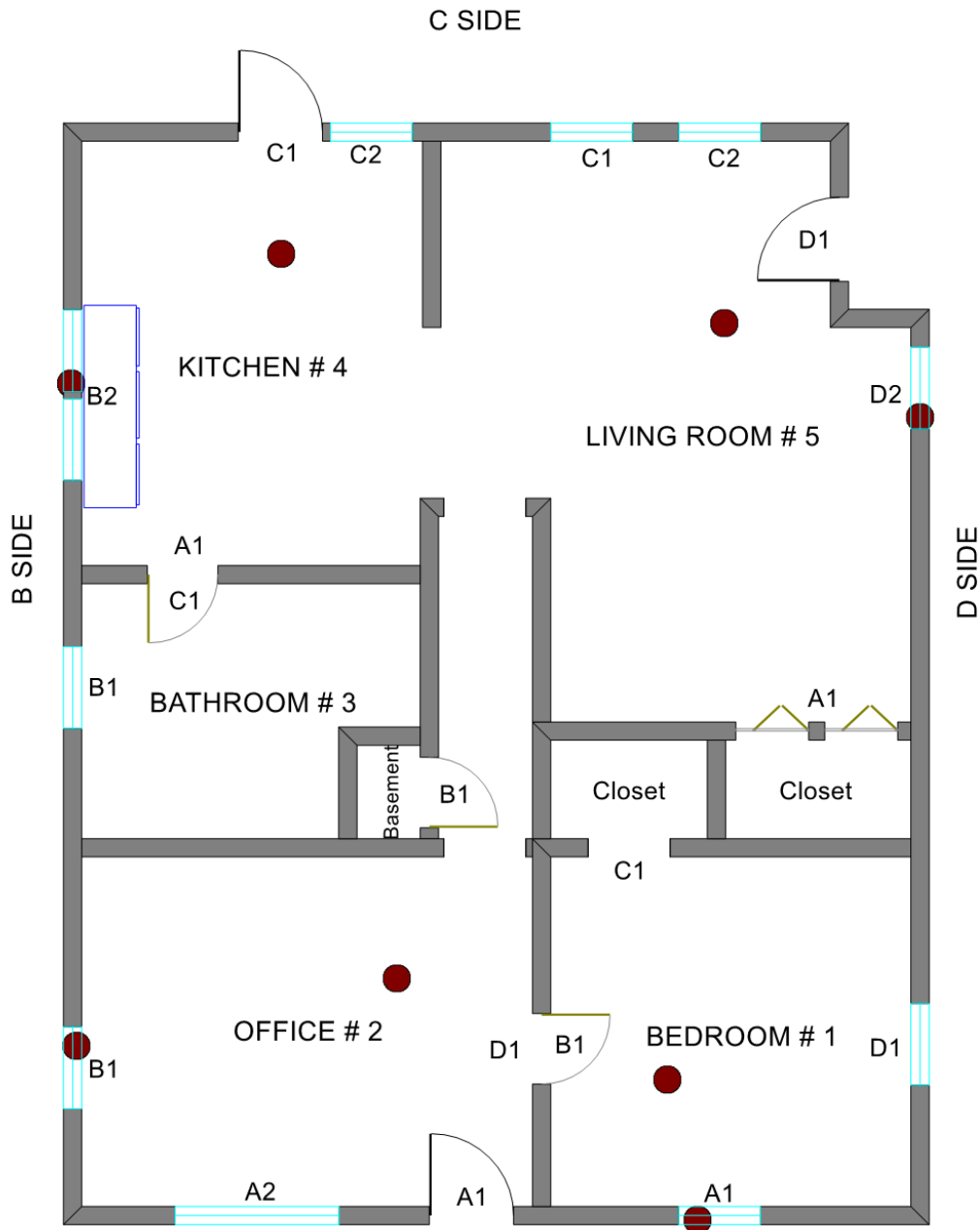
*See Appendix A to find procedures for recommended abatement methods.

Non-Lead Scope:

| Room # And Name | Building Component | Location | Scope | Labor | Materials | Total |
|-----------------|--------------------|---------------|--|-------|-----------|-------|
| Living Room #5 | Floor | Rm Ctr | Level Floor between Living Room & Kitchen – Owner has flooring materials | | | |
| | Ceiling | Rm Ctr | Remove existing 2X4 boards hanging from ceiling between Living Room & Kitchen and Enclose the gap | | | |

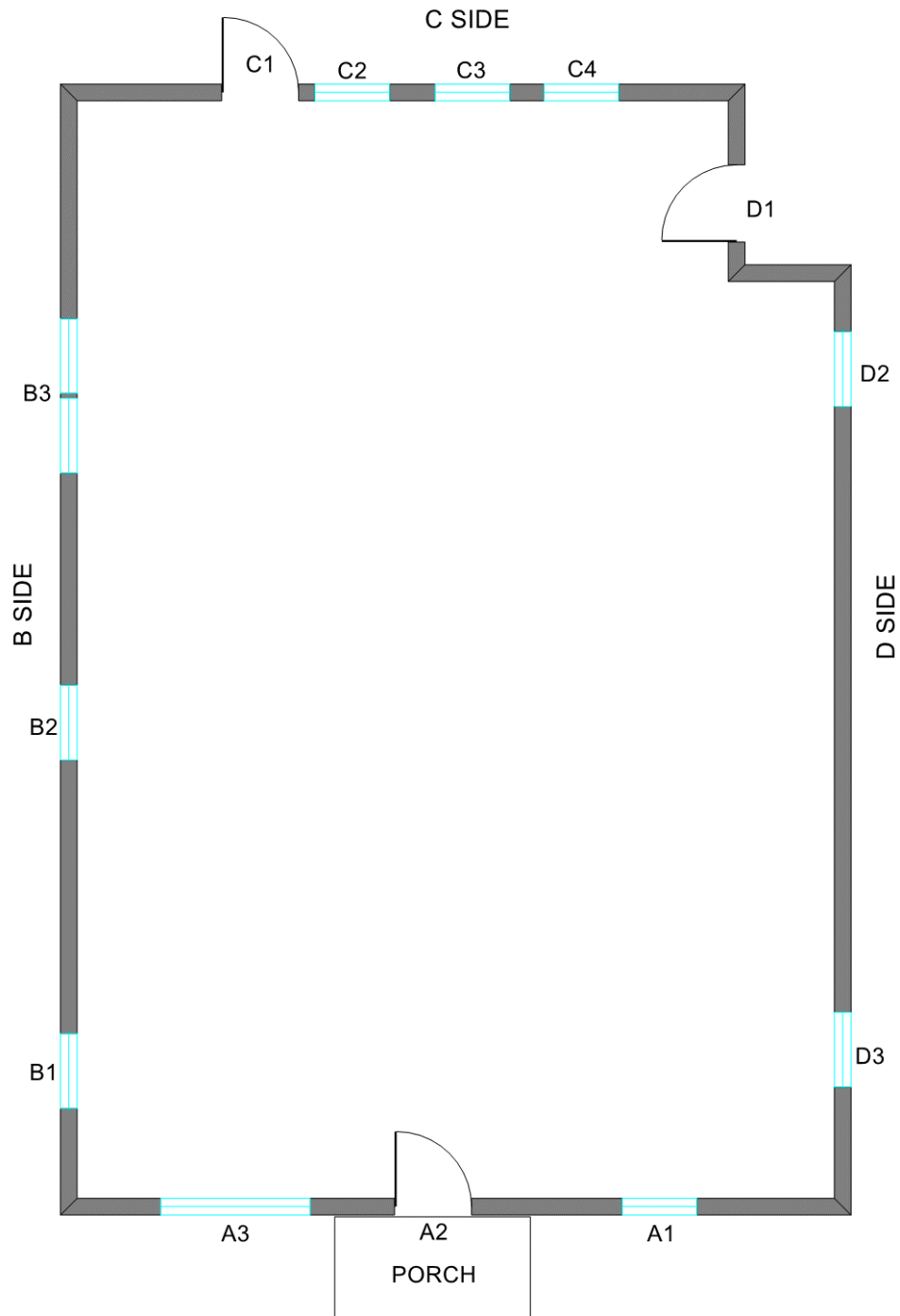
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|----------|--------------|-----------------------|---|--|--|--|
| | Wall | C & Rm Ctr | Finish C side wall with Sheetrock & Paint and Box in the existing Lolli column | | | |
| | Door | D1 | Reset D1 Entry Door to weather seal | | | |
| Exterior | Roof | Back Half | Remove & Replace Back Half of Roof – Fix pitch to weather seal and promote proper drainage | | | |
| | Steps | C1 | Remove existing Steps & Replace with 4X4 Landing with steps and railings | | | |

***Interior Property Drawing –
 175 Pride Road, Auburn, ME***



A SIDE / PRIDE ROAD
INTERIOR LAYOUT
NOT DRAWN TO SCALE
● = Dust Sample Location

**Exterior Property Drawing –
175 Pride Road, Auburn, ME**



A SIDE / PRIDE ROAD
EXTERIOR LAYOUT
NOT DRAWN TO SCALE

Appendix A: Abatement Methods

Floors:

- **Enclosure:** Prepare surface by removing any obstructions and repair damage for attaching the new enclosure.
New Floor shall be installed starting with 1/4" Luan underlayment or approved equal and floor leveler to fill all seams and fastener holes to prevent dust migration and prepare the surface. Floating floor panels *or* **VCT** Tiles to be installed per manufacturers' recommendations for finished floor. Materials and colors to be agreed upon by owner in writing and noted on the design specifications. Subject to Maine DEP Enclosure Method (Chapter 424 Section 6.C.4)

Baseboards:

- **Remove and Replace:** Remove and dispose of the component(s) to clear the hazard. *(May requires a building permit with drawings.)* **Repair any unfinished surface to meet interior or exterior exposure as needed.** Subject to Maine DEP Component Removal Method (Chapter 424 Section 6.C.5)

Ceilings/Roof:

- **Remove and Replace (to include roof):** Remove and dispose of the component(s) to clear the hazard. *(May requires a building permit with drawings.)* **Repair any unfinished surface to meet interior or exterior exposure as needed.** Remove Existing roof framing and decking. Install new roof framing and sheathing per code. Install roof fascia and drip edge. Cover with approved roofing. New roofing material shall have a minimum 25-year manufacturer's guarantee. Interior Openings: Install framing as needed. Insulate the cavity and install 5/8" fire-rated sheetrock each side of the opening. Mud & Tape 3 coats. Surfaces shall be finished. (2 coats of stain or primed and painted 2 finish coats, if required). Subject to ME DEP Component Removal Method (Chapter 424 Section 6.C.5)

Contractor Walk Through

P.W.

175 Pride Rd.

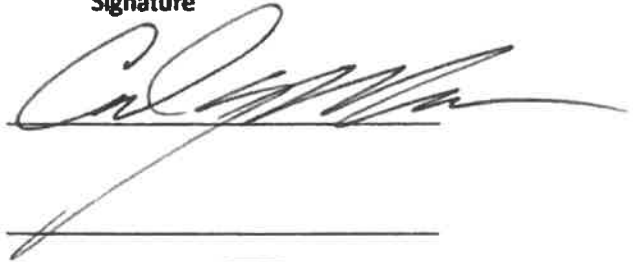
11/30/23

Auburn ME. 04210

Print Name

Signature

Carl Morrison
Key Corp



Rickey Sanderson