

**PROJECT MANUAL**  
**FOR**  
**FISCHER IVA FORTIFIED™ ROOF**  
**REPLACEMENT**

**New Orleans, Louisiana 70114**

**HANO**  
**Housing Authority of New Orleans**  
**1555 Poydras Street**  
**New Orleans, Louisiana 70112**

**IFB # 26-911-02**  
**HDCA Project No. 2026-01**



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**DIVISION 1**

**GENERAL  
REQUIREMENTS**



H. Davis Cole &  
Associates, LLC

**Consulting Engineers**

## SECTION 01010

### SUMMARY OF WORK

#### PART 1 – GENERAL

##### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the contract, including HUD 5730 General Conditions and HANO Supplementary Conditions and Divisions 1 Specifications Section, apply to the work of this Section.

##### **1.2 SCOPE OF WORK (BASE BID)**

- Remove existing roofing and replace with FORTIFIED™ roofing per Specification Section 07 31 13.
- Replace damaged roof sheathing as required per Specification Section 07 31 13.
- A bid item noted as “Allowance for Unforeseen Work” is included on the bid form with a pre-determined price. This allowance shall be used exclusively for work not identified in the plans and specifications. Items to be paid under this allowance will require prior, written permissions from the ENGINEER and OWNER prior to any work being performed.

##### **1.3 GENERAL**

- A. The Contractor shall furnish all labor, materials, equipment tools, service, and incidentals to complete all work required by these specifications and as shown on the drawings and as directed by the engineer/architect.
- B. The Contractor shall perform the work and make ready for use of the building. If any damages to existing equipment or the building are made during construction, contractor will rectify at his own cost.
- C. Furnish and install all materials, equipment, and labor which is reasonably and properly inferable and necessary for the proper completion of the work, whether specially indicated in the Contract documents or not.
- D. Protect all existing building components and contents from damage. It is intended that any existing building components and contents in place shall be repaired to original condition if damaged by work of this Contract.
- E. Contractor shall verify all field and project conditions prior to preparing his bid. Any conditions not described in these drawings and specifications shall be brought to the attention of the A/E ten (10) days prior to bid date. Failure to do so shall render the contractor responsible for correction of this condition should he be awarded the contract.
- F. The word “provide” as used in these specifications and on the drawings will be termed to mean “furnish and install”.
- G. Visit and examine the project site with all authorities concerned in order to become familiar with all existing conditions pertinent to the work to be performed thereon. No additional compensation will be allowed for failure to be so informed. Pay all costs and fees for utility connections as applicable.
- H. All work shall be performed in a neat and workmanlike manner and in accordance with all

codes, standards, and requirements of the industry.

- I. Check all specifications and all drawings and bring to the attention of the A/E any conflicts or variations as shown or noted.
- J. Specifications and accompanying drawings apply to all material and / or labor for construction of work specified herein and shown on drawings.
- K. The Contractor shall pay for all taxes, license, and permits required for execution of the work. Note: This is a sales tax-exempt project. Refer to the Front-End documents in Bid Package. Note: The architect of record will apply for 16 permits. Contractor is responsible for paying all associated fees.
- L. For any points which are not clear, or from items and/or details which the Contractor feels are in need of clarification, provide request of clarifications in writing to HANO's Procurement Department. Refer to Front-End Documents in Bid Package.
- M. The drawings and the specifications are complementary and what is shown and/or called for shall be furnished and installed the same as if shown and/or called for in the other.
- N. During the bidding process, in case of discrepancies and/or ambiguities in the drawings and/or in the specifications, submit requests for clarifications in writing to HANO's Procurement Department. Refer to the Front-End Documents in the Bid Package. Failure to do so on the part of the successful bidder shall be construed as explicit agreement on his part to abide by the A/E's decision in such matters.

#### **1.4 WORK SEQUENCE & WORKING HOURS**

- A. Contractor is responsible for work sequence. Acceptable days and hours of work are:
  - Monday through Saturday
  - 7:00 AM until 5:00 PM

#### **1.5 CONTRACTOR USE OF PREMISES**

- A. Confine operations at site to areas permitted by law, ordinances, permits, Contract documents, and the Owner.
- B. Do not unreasonably encumber the site with materials or equipment. Assume full responsibility for protection and safekeeping of products stored on premises. Move stored products which interfere with operation of Owner.
- C. Do not load structures with weight that will endanger structure.
- D. Use of site – Limit use of site for work and storage. Coordinate parking areas, materials delivery, and storage areas at site with Architect, HANO and Property Manager of Fisher Housing Community.
- E. In no case shall the work interfere with existing streets, drives, walks, passageways, pedestrian traffic, and the like. Comply with provisions of the contract and regulatory of the contract and regulatory ordinances.
- F. Contractor shall at all times conduct his operations to ensure the least inconvenience to the general public.

#### **1.6 CONSTRUCTION AREAS**

- A. Contractor shall limit his use of the construction areas for work and for storage to allow for

work by other contractors, Owner's use, and public use as applicable.

- B. Assume full responsibility for the protection and safekeeping of products under this contract stored on site.
- C. Move any stored products under Contractor's control which interfere with operations of the Owner or separate contractor.
- D. Obtain and pay for the use of additional storage or work areas needed for operation.
- E. It is assumed there will be no need for street closures on this project. Should the need arise, the Contractor shall submit for and obtain the permits required for any street closures.
- F. Daily magnet sweep of the project area shall be conducted in accordance with Section 07 31 13.

#### **1.7 PROGRESS MEETINGS**

- A. Construction progress meetings shall be held weekly as scheduled by the Owner and Architect. The Contractor shall provide the following information at each meeting:
  - Progress of work completed in preceding week
  - 1 week look ahead for construction activities
  - Overall project schedule update

**END OF SECTION**

## **SECTION 01045**

### **CUTTING AND PATCHING**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

Drawings and general provisions of contract, including General and Supplementary Conditions and Division-1 Specification Sections apply to work of this Section.

##### **1.2 SCOPE OF WORK**

The work done under this section includes the furnishing of all labor, materials, equipment, and services necessary to complete the cutting, fitting, and patching required in the execution of this Project.

##### **1.3 DESCRIPTION**

Contractor shall be responsible for all cutting, fitting, and patching, required to complete the work and/or to:

- A. Make its several parts fit together properly.
- B. Uncover portions of the work to provide for installation of ill-timed work.
- C. Remove and replace defective work.
- D. Remove and replace work not conforming to requirements of the Contract documents.
- E. Provide repairs to match the finishes of the adjacent construction. Any area receiving corrective work relating in painting, the entire wall surface where the patch is made shall be painted.

##### **1.4 SUBMITTALS**

- A. For cutting not indicated to be performed in the documents, submit a written request to A/E three (3) working days in advance of executing any cutting or alteration which affects:
  - 1. The structural value or integrity of any element of the Project.
  - 2. The integrity or effectiveness of weather-exposed or moisture-resistant elements or systems.
  - 3. The efficiency, operational life, maintenance, or safety of operational elements.
  - 4. The visual quality of sight-exposed elements.
- B. The request shall include:

1. Identification of the Project.
  2. Description of the affected work.
  3. The necessity for cutting, alteration, or excavation.
  4. The effect on the structural or weatherproof integrity of the Project.
  5. Description of the proposed work:
    - a. The scope of cutting, patching, alteration, or excavation.
    - b. The trades who will execute the work.
    - c. Products proposed to be used.
    - d. The extent of refinishing to be done.
  6. Alternatives to cutting and patching.
  7. Cost proposal, when applicable.
  8. Written permission of any separate contractor whose work will be affected.
- C. Should conditions of the work or the schedule indicate a change of products from the original installation, Contractor shall submit a request for substitution.
- D. Submit a written notice to A/E designating the date and the time the work will be uncovered.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

Comply with specifications and standards for each specific product involved.

## **PART 3 - EXECUTION**

### **3.1 INSPECTION**

- A. Inspect existing conditions of the Project, including elements subject to damage or to movement during cutting and patching.
- B. After uncovering work, inspect the conditions affecting the installation of products or performance of the work.
- C. Report unsatisfactory or questionable conditions to the A/E in writing; do not proceed with the work until the A/E has provided further instructions.

### **3.2 PREPARATION**

- A. Provide adequate temporary support as necessary to assure the structural value or integrity of the affected portion of the work.
- B. Provide devices and methods to protect other portions of the Project from damage.
- C. Provide protection from the elements for that portion of the Project which may be

exposed by cutting and patching work.

- D. The Contractor shall be responsible for and shall properly protect all conduit, wires, equipment, drains, pipes, and other property of the Owner's or public service corporations which are not noted to be demolished or removed.

### **3.3 PERFORMANCE**

- A. Execute cutting and patching by methods which will prevent damage to existing building components and contents and will provide proper surfaces to receive installation of repairs.
- B. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances, and finishes.
- C. Restore work which has been cut or removed; install new products to provide completed work in accordance with requirements of Contract documents.
- D. Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- E. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes.
  - 1. For continuous surfaces, refinish to nearest expansion joint.
  - 2. For an assembly, refinish the entire unit.

**END OF SECTION**

## **SECTION 01300**

### **SUBMITTALS**

#### **PART 1 – GENERAL**

##### **1.1 GENERAL:**

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein.

##### **1.2 DESCRIPTION OF WORK:**

- A. This Section specifies administrative and procedural requirements for submittals required for performance of the Work, including:
  - 1. Submittal Schedule
  - 2. Shop Drawings
  - 3. Product Data
  - 4. Samples
- B. Administrative Submittals:
  - 1. Refer to Division-1 and other Contract Documents for requirements for administrative submittals. Such submittals include, but are not limited to:
    - a. Permits
    - b. Applications for payment
    - c. Performance and payment bonds
    - d. Insurance Certificates

##### **1.3 SUBMITTAL PROCEDURES:**

- A. Submittal Preparation:
  - 1. Place a permanent label, title block, or submittal data sheet (sample at end of this Section) attached to each individual submittal for identification.
  - 2. Include the following information on the label for processing and recording action taken:
    - a. Project name
    - b. Date
    - c. Name and address of Architect
    - d. Name and address of General Contractor
    - e. Name and address of Owner
    - f. Name, phone number and address of subcontractor
    - g. Name, phone number and address of supplier
    - h. Name and phone number of manufacturer and his representative
    - i. Number and title of appropriate Specification Section and Article/ Paragraph, as appropriate
    - j. Drawing number and detail references, as appropriate
    - k. General Contractor's review stamp

1. Area for Architect's review comments

**1.4 SUBMITTAL SCHEDULE:**

- A. The General Contractor shall prepare and submit to the Architect, prior to the Notice to Proceed, a schedule of Shop Drawings and Submittals as required in the Contract Documents. Schedule shall fix dates for submission, and the lead time for each submittal as related to requirements for return receipt for submittal to expedite delivery of material to maintain Progress Schedule. It is to be understood that this Schedule will be subject to change from time to time in accordance with the progress of the work.
- B. Coordinate submittal schedule with the list of subcontracts, schedule of values and the list of products as well as the General Contractor's construction schedule.
- C. Submittal log shall be updated by the General Contractor monthly until all submittals are approved by the Architect and related Consultants.

**1.5 STAFF NAMES:**

- A. Within ten (10) days after the Notice to Proceed, submit a list of the General Contractor's principal staff assignments, including the Project Manager, Superintendent and other personnel in attendance at the site; identify individuals, their duties and responsibilities; list their addresses and telephone numbers (including emergency telephone numbers).

**1.6 LIST OF SUBCONTRACTORS:**

- A. The list of subcontractors required shall be submitted to the Architect no later than ten (10) days from the Notice to Proceed. This list shall include the names of manufacturers, material suppliers, and installers proposed for each of the products, equipment, and materials to be incorporated into this project.
- B. The General Contractor shall furnish upon request adequate data on any named entity on the list in order to permit the Architect and Owner to conduct a proper evaluation. Failure to object to a manufacturer shall not constitute a waiver of any of the requirements of the Contract Documents, and all products furnished by the listed manufacturer must conform to such requirements.

**1.7 SHOP DRAWINGS:**

- A. General:
  - 1. Each submittal shall be complete with a "Submittal Data" sheet completely filled out with all requested information including the General Contractor's stamp. A sample "Submittal Data" sheet is included at the end of this section.
  - 2. All submittals shall be dated and shall contain the project name; description or names of equipment; materials or equipment which are to be installed, reference to the Section of Specifications where it is specified and Drawing number where shown.
- B. Shop Drawings:
  - 1. Submit legible, reproducible prints of each drawing. Each drawing shall have a clear

space for stamps. When phrase "by others" appears on Shop Drawings, General Contractor shall indicate on drawing who is to furnish material or operations so marked before submittal. When Shop Drawings are checked "resubmit", or words of like meaning, General Contractor shall correct and submit new reproducible prints for approval to the Architect. After completion of checking of each submission of Shop Drawings, the Architect will return prints to General Contractor. For use of all trades, the General Contractor shall provide such numbers of prints as are required for field distribution.

2. General Contractor shall review and approve submittals prior to submission to Architect.
3. Failure to do so may result in return of submittal to General Contractor without Architect's review.
4. By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, General Contractor represents that he has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and the Contract Documents.
5. The responsibility for coordinating the Shop Drawings including technical data, capability (warranted and implied), sizing, color, texture, etc. shall be the sole responsibility of the General Contractor. The coordination between subcontractor and/ or material supplier shall be the responsibility of the General Contractor. The Project Coordinator shall be responsible to supervise this activity.
6. The Architect will review each of the General Contractor's submittals one initial time and, should resubmittal be required, one additional time to verify that the reasons for resubmittal have been addressed by the General Contractor and corrections made. Should additional resubmittals be required, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary to review such additional resubmittals.

C. Sheet Size:

1. Submit Shop Drawings on sheets 30" x 42" or 24" x 36".
2. HANO copy of approved shop drawings shall be on 11"x17" and in PDF on flash drives(s). Flash drive(s) shall be labeled: FISHER IVA FORTIFIED ROOF REPLACEMENT - SHOP DRAWINGS.

**1.8 SAMPLES:**

- A. Unless otherwise specifically directed by the Architect, all Samples shall be of the precise article proposed to be furnished.
- B. Where variation in color, pattern, texture or other characteristics are inherent in the material or product represented, submit multiple units (not less than 3), that show approximate limits of the variations.
- C. Refer to Specifications for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar construction characteristics.
- D. Submit all Samples in the quantity which is required to be returned plus one which will be retained by the Architect.

**1.9 DELIVERABLES OF SUBMITTALS:**

- A. Submit to HANO shall receive one (1) hard copy and one (1) electronic copy in PDF on flash drive(s) of all “Approved” submittals. Flash drive(s) shall be labeled: Fischer VIA Fortified Roof Replacement.

**PART 2 – PRODUCTS**

Not applicable

**PART 3 – EXECUTION**

Not applicable

**END OF SECTION**

**SUBMITTAL DATA**

SUBMITTAL DATE:

NAME OF PROJECT:

OWNER:

ARCHITECT:

CONTRACTOR:

SUBCONTRACTOR:

SUPPLIER/ MANUFACTURER:

SPECIFICATION DIVISION NO.:

SPECIFICATION PARAGRAPH NO.:

DRAWING REFERENCE: CONTRACTOR'S

APPROVAL STAMP:

## **SECTION 01315**

### **PROGRESS SCHEDULES**

#### **PART 1 – GENERAL**

##### **1.1 GENERAL:**

- A. This specification Section is intended to augment the provisions of Division 0 documents. The specific requirements of those documents shall supersede in the event of direct conflict with any provision of this specification Section as stated herein. The schedules shall be submitted in accordance with HUD 5730.

##### **1.2 DESCRIPTION OF WORK:**

- A. Work Specified in This Section:
  - 1. This Section specifies administrative and procedural requirements for the progress schedules and reporting progress of the Work.
- B. Refer to General Conditions and the Agreement, for definitions and specific dates of Contract Time.

##### **1.3 RELATED WORK:**

- A. Division 0 – General Conditions of the Contract
- B. Division 0 – Supplementary General Conditions

##### **1.4 QUALITY ASSURANCE:**

- A. The General Contractor as “Project Coordinator” shall provide the progress scheduling services, including planning evaluating and reporting.
- B. General Contractor shall deliver the schedules to the Architect within 48 hours of request.

##### **1.5 PROGRESS SCHEDULE:**

- A. Schedule Format:
  - 1. Bar Chart Schedule:
    - a. Schedule method requested for use with Small projects or as approved by Architect.
    - b. Construction project schedule, utilizing a Bar Chart method of scheduling, shall be detailed to a degree which will permit proper and complete coordination of all trades in each portion of the work. Therefore, the schedule shall specifically indicate dates in accordance with General Conditions, which shall include, but is not limited to the following:
      - 1) Date of Notice To Proceed
      - 2) Dates of major activities critical for other work
      - 3) Dates scheduled for delivery of major items of equipment

- 4) Dates scheduled for completion of installation of major items of equipment
- 5) The anticipated date of Substantial Completion
- 6) The date of Substantial Completion of the project, as established by the Contract
- 7) The date of Final Completion of the project, as established by the Contract

A. Phasing:

1. Provide notations on the schedule to show how the sequence of the Work is affected by requirements for phased completion to permit Work by separate Contractors and partial occupancy by the Owner prior to Substantial Completion.

C. Format:

1. Display the full network or bar chart on opaque prints of sufficient width to show data clearly for the entire construction period. Prints shall be a maximum of 11" x 17" for reproducibility.
2. Mark the critical path. Locate the critical path near the center of the network/ chart; locate paths with the most float near the edges.
3. Sub networks on separate sheets are permissible for activities clearly off the critical path.

D. Schedule Updating:

1. Revise the schedule immediately after each meeting or other activity, where revisions have been recognized or made including all approved CPR's.

**PART 2 – PRODUCTS**

Not Applicable

**PART 3 – EXECUTION**

Not Applicable

**END OF SECTION**

## **SECTION 01700 - PROJECT CLOSEOUT**

### **PROJECT CLOSEOUT**

#### **PART 1 – GENERAL**

##### **1.1 DESCRIPTION OF WORK:**

###### A. Work Included in This Section:

1. This Section specifies administrative and procedural requirements for project closeout, including, but not limited to, the following:
  - a. Inspection procedures
  - b. Project record document submittal
  - c. Operating and maintenance manual submittal
  - d. Submittal of warranties
2. Closeout requirements for specific construction activities are included in the appropriate Sections.

##### **1.2 RELATED WORK:**

- A. Division 0 – General Conditions of the Contract
- B. Division 0 – HUD General Conditions (Form 5370) and Supplemental Conditions
- C. Division 0 – Special Conditions
- D. Section 01300 - Submittals

##### **1.3 SUBSTANTIAL COMPLETION:**

###### A. General:

1. The Work will only be considered suitable for Substantial Completion when all work indicated in the bid documents is complete. The project shall be completed in its entirety.
2. Partial Substantial Completion may be granted on a building-by-building basis once all work has been completed for the individual building and all IBHS documentation has been provided and acceptance by the FORTIFIED™ program has been received.
3. Upon Substantial Completion of the Work and upon application by the General Contractor and recommendation by the Architect, the Owner shall make payment, reflecting adjustment in retainage, if any, for such Work or portion thereof as provided in the Contract Documents.

B. Forms:

1. All forms to be used shall be American Institute of Architect (AIA) forms, unless noted otherwise.

C. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete the following. List exceptions in the request.

1. The General Contractor considers the Work, or a portion thereof which the Owner agrees to with no separation, is substantially complete, the General Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the General Contractor to complete all Work in accordance with the Bidding and Contract Documents.
2. Advise Owner of pending insurance change-over requirements and submit consent of surety.
3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
4. Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilities; include occupancy permits, operating certificates and similar releases.
5. Deliver tools, spare parts, extra stock, and similar items.
6. Complete start-up testing of systems, and instruction of the Owner's operating and maintenance personnel. Discontinue or change over and remove temporary facilities from the site, along with construction tools, mock-ups, and similar elements.
7. Remove temporary facilities, construction equipment and temporary services. Restore disturbed items to original condition or better.
8. Complete final cleanup requirements, including touch-up painting. Touch-up and otherwise repair and restore marred exposed finishes.
9. Submit all Final Inspections Certificates.

D. Inspection Procedures: Due to portions of the Work being performed within occupied residential units, inspections for partial substantial completion will be performed at the completion of Work in each unit.

1. On receipt of a request for inspection for Partial Substantial Completion, the Architect will either proceed with inspection or advise the General Contractor of unfilled requirements. The Architect will prepare the Partial Certificate of Substantial Completion following inspection or advise the General Contractor of construction that must be completed or corrected before the certificate will be issued.
2. The Architect will repeat inspection when requested in writing by the General Contractor and assured that the Work has been substantially completed and all items that were incomplete have been corrected.
3. Results of the completed inspection will form the basis of requirements for final acceptance.
4. All IBHS documentation shall have been provided and acceptance of the work by the FORTIFIED™ program shall be complete.

E. Re-inspection Procedure:

1. In the event that more than the two inspections by the Architect described above are made necessary by the failure of the General Contractor to complete the Work, or to complete or correct items identified on the list of such items, the General Contractor shall reimburse the Owner for all costs incurred including the cost of the Architect's services made necessary thereby.
2. Upon completion of re-inspection, the Architect will prepare a Partial Certificate of Substantial Completion and a final Certificate of Substantial Completion at the end of the Work, or advise the General Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for Substantial Completion.

#### **1.4 FINAL ACCEPTANCE:**

- A. At the completion of the Project prior to receiving final payment, the General Contractor shall furnish the Owner, through the Architect, properly signed and notarized waivers of lien from all subcontractors employed and material suppliers furnishing materials for the Project. Such waivers shall be submitted before final payment will be certified by the Architect to the Owner (AIA G706A). Also, at the completion of the contract, the General Contractor shall provide documentation for the signature of the Owner and General Contractor signifying the completion of the contractual obligation and the cancellation of the contract. This documentation shall be filed by the Contractor with the Recorder of Mortgages and proof of contract cancellation provided to the Owner. Upon completion of these items, final payment shall be due to the General Contractor.
- B. Preliminary Procedures:
  1. Before requesting final inspection for final payment, complete the following (list exceptions in the request):
    - a. Submit a copy of the Architect's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance (by initialing each individual item), and the list has been endorsed and dated by the Architect
    - b. Submit record drawings, maintenance manuals, final project photographs, and similar final record information
    - c. Submit Consent of Surety to Final Payment (AIA G707)
    - d. Submit evidence of final, continuing insurance coverage complying with insurance requirements
    - e. Guarantees, Warranties and Bonds
    - f. Spare parts and Maintenance Materials
    - g. Certificate of Insurance for Products and Completed Operations
    - h. Certificate of Occupancy, if required
    - i. All remnants required by the Contract Documents
    - j. Any other items as required by the Architect and/ or Owner

#### **1.5 RECORD DOCUMENT SUBMITTALS:**

NOT REQUIRED

#### **1.6 MAINTENANCE MANUAL AND INSTRUCTIONS:**

NOT REQUIRED

**1.7 INSTRUCTIONS:**

NOT REQUIRED

**PART 2 – PRODUCTS**

Not Applicable

**PART 3 – EXECUTION**

Not Applicable

**END OF SECTION**

TECHNICAL SPECIFICATIONS  
FISHER IVA FORTIFIED™ ROOF REPLACEMENT  
HOUSING AUTHORITY OF NEW ORLEANS

# DIVISION 2

# TECHNICAL SPECIFICATIONS



H. Davis Cole &  
Associates, LLC  
Consulting Engineers

**TECHNICAL SPECIFICATIONS  
FISHER IVA FORTIFIED™ ROOF REPLACEMENT  
HOUSING AUTHORITY OF NEW ORLEANS**

**SECTION 02220**

**SELECTIVE DEMOLITION**

**PART 1 – GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

**1.2 SUMMARY**

- A. Selective Demolition
  - 1. Remove area of the existing finishes (roofing materials, sheathing, damaged studs and rafters, etc) as required to perform the work.
- B. Extent of demolition is the entirety of existing roofs and damaged sheathing as encountered.

**1.3 SUBMITTALS**

- A. NOT REQUIRED

**1.4 QUALITY ASSURANCE**

- A. Comply with governing codes and regulations. Use experienced workers.

**1.5 PROJECT CONDITIONS**

- A. The residences will remain occupied throughout the Work.
- B. Maintain access to existing exterior drives, walkways, etc.

**PART 2 – PRODUCTS – Not Applicable to This Section**

**PART 3 – EXECUTION**

**3.1 PROTECTION**

- A. Protect all building components and contents from damage indicated to remain.
- B. General Contractor shall provide for the proper protection of all persons, property, landscaping, building elements, utilities, etc., both onsite and offsite, in accordance with requirements of these specifications and all prevailing codes and ordinances.
- C. Take all precautions to protect users of site from demolition procedures. Install barriers, fences, partitions, covered passageways, etc. as required to protect on and off-site occupants and to prevent entry of unauthorized persons into the work area.
- D. Provide adequate protection against trespassing. Secure project after work hours.

**TECHNICAL SPECIFICATIONS  
FISHER IVA FORTIFIED™ ROOF REPLACEMENT  
HOUSING AUTHORITY OF NEW ORLEANS**

**3.2 DEMOLITION**

- A. Do not damage materials indicated to remain.
- B. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.

**3.3 DUST CONTROL**

- A. Provide all measures as necessary to prevent movement of airborne dust into adjacent buildings, spaces, hvac systems, and nearby properties. Full clean-up of spaces affected by demolition shall be done by General Contractor's forces on a daily basis before start of business day.
- B. Building interiors and exterior concrete surfaces affected by dust generated by this project (sidewalks, drives parking areas, etc.) shall be maintained in a broom clean condition.

**3.4 SHORING AND BRACING**

- A. When working in and around existing buildings, the design, installation, use and removal of any temporary shoring and bracing for existing structures, etc. shall be the sole responsibility of the General Contractor, who is also responsible for project sequencing, construction methods and techniques, etc. Project sequencing shall be coordinated with the Owner.

**END OF SECTION**

**TECHNICAL SPECIFICATIONS  
FISHER IVA FORTIFIED™ ROOF REPLACEMENT  
HOUSING AUTHORITY OF NEW ORLEANS**

**SECTION 06100**

**ROUGH CARPENTRY**

**PART 1 - GENERAL**

**1.01 RELATED DOCUMENTS**

- A. The general provisions of the Contract, including General and Supplementary Conditions of the Specification Sections, apply to the Work specified in this Section.

**1.02 SUMMARY**

- A. The work required under this Section consists of all carpentry work and related items necessary to complete the Work indicated on Drawings and/or described in Specifications.
- B. Without restricting the volume or generality of the above, the work to be performed under this Section shall include, but is not limited to the following:
  - 1. Compliance with standards and industry specifications.
  - 2. Wood blocking where indicated. Cut to fit.
  - 3. Miscellaneous other carpentry Work.

**1.03 REFERENCES**

- A. ALSC (American Lumber Standards Committee) - Softwood Lumber standards.
- B. AWWA (American Wood Preservers Association) - C-1 - All timber products preservative treatment by pressure process.
- C. NFPA (National Forest Products Association).
- D. SFPA (Southern Forest Products Association)

**1.04 QUALITY ASSURANCE**

- A. Perform work in accordance with the following agencies.
  - 1. Lumber Grading Agency: Certified by ALSC.
- B. Wood preservative: Submit certificate stating chemical and process used, net amount of preservative retained and compliance with standard.

**1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. Immediately upon delivery to job site, place materials in area protected from weather.
- B. Store materials a minimum of six inches above ground on framework or blocking and cover with tarpaulins and not plastic film covering, providing for adequate air

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- circulation or ventilation.
- C. Protect products from damage.
- D. Damaged products shall not be used.

**PART 2 - PRODUCTS**

**2.01 GRADES AND SPECIES OF WOOD**

- A. Plates, ledgers, bucks, braces, blocking shall be No. 2 grade S.Y.P.
- B. All lumber in direct contact with concrete or masonry or roofing materials shall be pressure treated.
  - 1. All pressure treated lumber, blocking, and trim called for on the Drawings or specified, shall be treated against rot, termites, etc., by a pressure process complying with AWPB C28 (Celcured or Wolmanized).
  - 2. Also treat lumber with fire retardant.
- C. Replacement lumber used for repairs shall match size and profile of existing.
- D. Plywood Sheathing
  - 1. Meet Requirements of PS 1-83/ANSI A199.1 except where APA Performance Rated units are specified. Every sheet shall bear appropriate APA grade stamp identifying species of plywood or by Certificate of Inspection issued by approved lumber grading or inspection bureau or agency listed above.
  - 2. Plywood shall not exceed 18 percent moisture content when fabricated nor more than 19 percent when installed.
  - 3. This specification is written for APA Performance Rated Plywood. In all cases, thickness shown is minimum regardless of span rating. Material used for same purpose shall be of same thickness.
  - 4. Panels shall be stamped 'Sized for Spacing'.
- E. Nails
  - 1. Up to & including 3/8 inch panel – 8d common or box.
  - 2. 15/32 inch & thicker panel – 10d common or galvanized box.
- F. Pressure Treated Wood
  - 1. Treat plywood in contact with concrete or masonry in accordance with LP 2-80 and dried after treatment.
    - a. Lumber grade and species shall be as specified for the particular use.
    - b. Identify treated lumber as to name of treater, preservative used, and retention in lbs/cu. ft.
    - c. Season after treatment to moisture content required for non-treated material.

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**2.02 MATERIALS**

- A. Lumber grading rules: NFPA, SPIB, WCLB, SFPA.
- B. Miscellaneous framing: No. 1 Southern Yellow Pine or Douglas fir species. Nineteen percent maximum moisture content, pressure preservative treated for all lumber that may be exposed to weather or moisture.

**2.03 OTHER MATERIALS**

- A. Rough hardware, except as specified otherwise herein, shall be as required for the proper execution of the work of this Section.
- B. Non-corrosive nails shall be used for all exposed woodwork, and shall be aluminum, hot dipped galvanized steel, cadmium plated or stainless steel.

**PART 3 - EXECUTION**

**3.01 PROCEDURE**

- A. All blocking, etc., shall be securely nailed with nails sized not to split the material. The work shall be installed in accordance with the best carpentry practice.
- B. Provide all shoring, scaffolding, etc., necessary for the safe performance of the work.
- C. Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement.
- D. Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and fitted.
- E. Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish material. Make tight connections between members. Install fasteners without splitting of wood; predrill as required.
- F. Wood Grounds, Nailers, Blocking and Sleepers
  - 1. Provide wherever shown and where required for screeding or attachment of other work (cabinets, etc.). Form to shapes as shown, kerf and cut as required for true line and level of work to be attached. Coordinate location with other work involved.
  - 2. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise show.
  - 3. Prime all faces of new blocking prior to installation.

**END OF SECTION 06100**

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**SECTION 07 31 13**

**ASPHALT SHINGLE ROOFING (FORTIFIED – ROOF)**

**PART 1 – GENERAL**

**1.01 SUMMARY**

- A. Remove existing roofing to deck.
- B. Install FORTIFIED – Roof compliant asphalt shingle system engineered for 150 mph  $V_{ult}$ , Exposure C, typical of coastal Louisiana parishes.
- C. Provide documentation required for FORTIFIED™ designation and third-party verification. The work will be inspected by a third-party rater and must be accepted/certified as compliant with the FORTIFIED™ program prior to release of final payment.

**1.02 DESIGN CRITERIA**

**A. Wind Design Basis**

- 1. Ultimate Wind Speed ( $V_{ult}$ ): 150 mph minimum
- 2. Exposure Category: C
- 3. Risk Category: II
- 4. Mean Roof Height: 16'

**B. Roof system shall resist calculated design uplift pressures for:**

- Field of roof (37 PSF, ultimate)
- Perimeter zones (74 PSF, ultimate)
- Corner zones (115 PSF, ultimate)

**C. Comply with Louisiana State Uniform Construction Code and Orleans Parish amendments.**

**1.03 SUBMITTALS**

Provide submittals for the following items:

**A. Shingle compliance with:**

- ASTM D7158 Class H (150 mph) minimum
- Manufacturer approval for 150 mph installation method

**B. Product approvals indicating compliance with high-wind coastal applications (Florida Product**

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Approval or equivalent acceptable as supporting documentation where required).

C. FORTIFIED documentation:

1. Deck re-nailing photographs
2. SWB installation photographs
3. Drip edge fastening documentation
4. Final installation photo set

D. Manufacturer high-wind installation instructions (150 mph method).

E. Secondary Water Barrier (SWB) product information and installation instructions.

F. All materials provided for the project shall be in full compliance with the “Buy America, Build America Act” (BABA). Submit certification indicating compliance with BABA. BABA requirements are provided in Division 0.

**PART 2 – PRODUCTS**

**2.01 ASPHALT SHINGLES**

A. Laminated architectural shingles.

B. Wind rating:

- ASTM D7158 Class H (150 mph) minimum
- Installed using manufacturer’s 150 mph fastening pattern
- C. Algae-resistant (high humidity Gulf climate).
- D. Manufacturer enhanced wind warranty when installed per high-wind method.

**2.02 ROOF DECK RE-NAILING (CRITICAL FORTIFIED REQUIREMENT)**

A. Fasteners:

- 8d ring-shank nails
- 0.113 in. minimum shank
- 2-3/8 in. minimum length (adjust for sheathing thickness)

B. Spacing (Coastal Louisiana – Enhanced Pattern):

- 4 inches on-center, at panel edges
- 6 inches on-center, in the field

C. Fasteners must fully penetrate framing members (minimum 1-1/2 in. embedment).

D. In areas where existing sheathing / roof deck is damaged, replace entire sheet of decking with 7/16” thick plywood (solid) sheathing. The use of oriented strand board (OSB) is not allowed.

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Fasten new sheathing / roof decking as specified above.

**2.03 SECONDARY WATER BARRIER (SWB) (REQUIRED – FULL DECK)**

Only the following is permitted under this specification:

**A. Full self-adhered membrane over entire roof deck**

- ASTM D1970 compliant
- Minimum 40-mil thickness
- Self-sealing around fasteners
- Fully adhered to clean, dry deck
- Seam tape-only method is not allowed

**2.04 DRIP EDGE**

**A. Material:**

- 0.024 in. aluminum minimum or 24-ga galvanized steel minimum

**B. Fastening:**

- 4 inches on center maximum spacing
- Corrosion-resistant (galvanized) fasteners

**C. Installation:**

- Eaves: installed over SWB
- Rakes: installed under SWB
- Overlap minimum 3 inches

**2.05 UNDERLAYMENT**

A. High-wind rated synthetic underlayment installed over SWB where required by manufacturer.

B. Cap nails required.

C. Fastening pattern per manufacturer high-wind schedule.

**2.06 SHINGLE FASTENERS**

A. 11- or 12-ga galvanized or stainless roofing nails.

B. Minimum 3/8 in. head diameter.

C. Length sufficient to penetrate 3/4 in. into deck or through sheathing.

D. Six-nail minimum pattern per shingle, strictly within manufacturer's designated nail zone.

**2.07 FLASHINGS (ENHANCED COASTAL REQUIREMENTS)**

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- A. All flashings minimum 26-ga galvanized steel or 0.024 aluminum.
- B. Step flashing at all sidewalls (no continuous L-flashing).
- C. Metal pipe boots preferred over neoprene-only boots.
- D. Open metal valleys recommended for durability in high rainfall.

**2.08 RIDGE VENT**

- A. High-wind rated ridge vent system tested for 150 mph conditions.
- B. Install with manufacturer-specified fasteners of sufficient length to penetrate framing.

**PART 3 – EXECUTION**

**3.01 TEAR-OFF**

- A. Remove all roofing to bare deck.
- B. Replace deteriorated sheathing.
- C. Inspect framing for uplift damage.

**3.02 DECK RE-NAILING**

- A. Re-nail entire roof deck using specified ring-shank nails.
- B. 4 in. o.c. at edges; 6 in. o.c. in field.
- C. Photograph representative areas prior to covering.

**3.03 SECONDARY WATER BARRIER INSTALLATION**

- A. Install full self-adhered membrane over entire deck.
- B. Roll membrane to ensure full adhesion.
- C. Seal all penetrations and transitions.
- D. Extend membrane over eaves and rakes per manufacturer detail.

**3.04 DRIP EDGE INSTALLATION**

- A. Install with 4 in. o.c. fastening.
- B. Seal joints where required.
- C. Verify proper sequencing relative to SWB.

**3.05 SHINGLE INSTALLATION (150 MPH METHOD)**

- A. Install starter strip at eaves and rakes.
- B. Install shingles per manufacturer's 150 mph instructions.
- C. Six nails per shingle minimum.
- D. Hand-seal shingles in cold or high-wind conditions if required.
- E. Pay particular attention to:

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- Corners
- Ridges
- Perimeter zones

**3.06 FIELD QUALITY CONTROL**

Coordinate inspection with FORTIFIED evaluator at:

1. Post deck re-nailing
2. Post SWB installation
3. Final installation

Correct deficiencies prior to concealment.

**3.07 CLEANING**

- A. Remove debris daily.
- B. Magnetically sweep site.
- C. Protect adjacent property.

END OF SECTION 07 31 13



**FISHER IVa PROPERTIES**

UNIT NO.	ADDRESS
1	2025 Leboeuf Street
2	2028 Leboeuf Street
3	2053 Leboeuf Street
4	1501 Shepard Street
5	1508 Shepard Street
6	1405 Shepard Street
7	1416 Hero Street
8	1405 Hero Street
9	1409 Hero Street
10	1408 Vespasian Street
11	1400 Vespasian Street
12	1409 Vespasian Street
13	1417 Vespasian Street
14	2309 Hendee Street
15	2313 Hendee Street
16	2321 Hendee Street

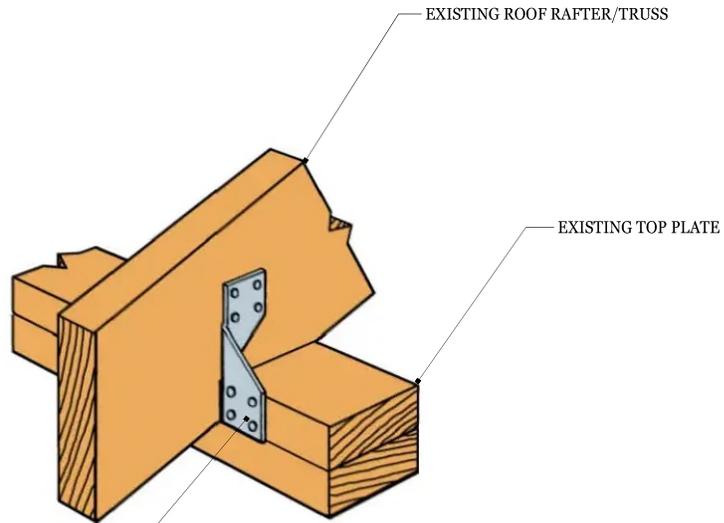
**FIGURE 1-1: FISHER IVa SITE MAP**



**FISHER IVA FORTIFIED ROOF REPLACEMENT**

REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

**01 01**



SIMPSON STRONT-TIE H4 HURRICANE  
 TIE - 3-5/8", GALVANIZED STEEL  
 INSTALL PER MANUFACTURER'S  
 WRITTEN INSTRUCTIONS. PROVIDE AT  
 EACH ROOF RAFTER/TRUSS TO TOP PLATE  
 CONNECTION IN ALL BUILDINGS

**ROOF RAFTER TIE-DOWNS**  
 (REQ'D AT ALL ROOF RAFTER / TRUSS TO TOP PLATE  
 CONNECTION)

**FIGURE 1-2: ROOF RAFTER TIE-DOWNS**



FISHER IVA FORTIFIED ROOF REPLACEMENT

REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...

**02**

**01**