

CITY OF PORT ST. LUCIE
REPAIR/REHAB AND SPECIAL NEEDS RETROFIT PROGRAMS

MATERIALS & SPECIFICATIONS

The materials and specifications listed below are required on all CDBG/SHIP Housing Program work unless otherwise specified. Please include these specifications when bidding on housing projects. Note: All repairs shall include paint if needed. All footprints shall remain “as is” unless retrofit has been approved.

A. Concrete:

All concrete placing shall be 3000 psi strength including but not limited to footers, stem walls, floors, lintels and walkways. Driveways shall have at least 3000 psi strength and conform to standards set forth by the City of Port St. Lucie Building Department.

B. Framing:

All lumber shall be #2 or better grade, wall stud spacing shall be on 16” centers.

C. Roof SHEETING:

All roof sheathing shall be ½” cdx four- ply or greater and secured with 8p galvanized deck nails.

D. Roof Underlayment:

All roof sheathing shall be covered in minimum 30lb felt and peel and stick secondary water barrier.

E. Shingles:

All shingles shall be a 30 year architectural, fiberglass/ asphalt UL Class A Fire rated, pass L 1997 10 mph wind load with a minimum 30 year warranty with a 15 year algae/ mildew resistant warranty. Drip edge shall have a minimum width of two inches and be constructed of either galvanized steel or aluminum.

F. Windows:

Exterior windows shall be single hung or slider, low E, insulated, aluminum or vinyl, glass to be tempered, obscure where required, in white or bronze and have hurricane protection (.050 aluminum panels or better), Better Built grade or equivalent. Shall meet egress code requirements.

G. Exterior Front Doors:

Doors shall be solid core, steel clad, insulated, impact rated, six panels, all equipped with a single cylinder dead bolt. All doors shall have a lever style handle for easy access and be keyed alike.

H. Paint:

All exterior and interior paint shall have a 25 year minimum manufacturer's warranty. All painted surfaces shall have one coat of primer/ sealer and one coat of finish paint. Low VOC for interior.

I .Soffit and Fascia:

Soffit shall be 12 inch (unless preexisting) vented, aluminum in white or bronze. Fascia shall be either 4 inch or 6 inch aluminum depending on application.

J. Cabinets/Countertops:

Cabinets shall be made at a minimum of 3/8 inch thick plywood or approved solid wood with wood veneers. Countertops shall be Formica over 3/4 inch plywood. Backsplashes shall be made of 3/4" plywood wrapped in formica at a minimum. No MDE.

K. Flooring:

Ceramic tile shall be used in the kitchen, baths, utility room, dining room, and the entry way. Stain resistant carpet on the remaining floors unless otherwise specified. FHA compliant.

L. Plumbing:

Faucets- Delta, American Standard, or Moen, single handle control. Lavatories, sinks and water closets- Briggs, American Standard, Kohler. Elongated, comfort height Toilets. Bathtubs- Briggs or American Standard steel with enamel. No fiberglass. Hot water heater- 40 gallon minimum, A.O.Smith, Rheem/Ruud, Whirlpool 12.

M. Heating and Cooling:

A/C system shall be a seer rating of 16 or greater: minimum of 10 KW heat strip. If heat pump is present replace with the like.

N. Electrical:

One ceiling light per bedroom and living room. One light per exterior door. Standard tamper resistant style light switches and outlets. 200 amp main service panel when replaced.

O. Minimum insulation:

Attic: R-30 value.
Exterior block wall R4.21
Exterior wall studs R-19
Garage stud wall: R-11

P. Drywall texture:

Knock-down or orange peel.

Q. Tub and Shower:

Tubs require enameled steel or better, no fiberglass. Tub and shower walls shall be ceramic tile with durarock with at least 1 soap dish and towel bar. **Handicapped accessible bathrooms shall follow code.

R. Interior Trim:

Interior doors shall be six panel fiber board paint grade. Door casings 2 ¼ inch finger joint, colonial paint grade. Base boards 3 ¼ finger joint, colonial paint grade. Door handles- lever style.

S. Window sills:

Marble sills.

T. Closet Shelving:

Vinyl coated Closet Maid shelving, at least one row in each bedroom closet, linen closet, pantry and utility room.

U. Mirrors:

One mirror shall be placed over every bathroom vanity and shall run the full length of the vanity. Mirror height shall be 42”.

V. Smoke Detectors:

All rehabilitation projects shall have smoke detectors installed to bring it up to current code, including interconnecting each unit together and wiring them on the same circuit.

V. Colors:

Neutral colors only

ANY CHANGES OR DEVIATIONS IN THE SPECIFICATIONS BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING AND APPROVED BY DOTTIE AND THE CITY OF PORT. ST. LUCIE DEPARTMENT OF COMMUNITY SERVICES BEFORE SUCH CHANGES ARE MADE. WORK NOT APPROVED PRIOR TO COMMENCEMENT MAY RESULT IN NON-PAYMENT AND/OR REMOVAL OF CONTRACTOR FROM FURTHER WORK ON THE PROGRAM. IF YOU HAVE ANY QUESTIONS, PLEASE CALL DOTTIE @ 772-879-0093.