





- A. The building package and all associated components provided by *building supplier* shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date of delivery of the building package, or, if delivery is delayed for any reason beyond *building supplier's* control, the date that the building and all its associated components were ready to deliver.
- B. *Building supplier* shall pass through to owner all relevant manufacturers warranties for individual products and components of the building package.

#### 2.1 APPROVED BUILDING SUPPLIERS

- A. Romtec, Inc.,  
18240 North Bank Road, Roseburg, OR 97470  
Tel: 541-496-3541; Fax: 541-496-0803; Email: [Rlsales@romtec.com](mailto:Rlsales@romtec.com)  
Web: [www.Romtec.com](http://www.Romtec.com)

#### 2.2 BUILDING DESCRIPTION

- A. Refer to drawings for quantities, dimensions, locations, and installation methods for the materials and items described in this section.
- B.

- D. Wall mount, ThinAir TA-SB brushed stainless steel hand dryers.
- E. Main breaker panel.
  - 1. Breaker Panel shall be 200 Amp, single-phase.  
*Note: Breaker panel shall be sized to accept only the loads of the Romtec electrical fixture package.*

*Note: Building supplier's scope is separate from the building installer's scope. Romtec, Inc., is the approved*

4. Steel rebar shall be installed as specified in final plans.
- F. **Building installer** shall supply and install concrete slab sealer.
  1. Concrete slab sealer shall be a water-based, transparent curing, sealing and dust proofing compound with two (2) coats to be applied per manufacturer's instructions.

### 3.6 PLUMBING

- A. Plumbing rough-in, installation and trim within 10' of the building footprint shall be provided by **building installer**.
  1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  2. Building water shutoff valve, drain, and all rough piping shall be as shown on final building plans. Final installation location to be determined onsite.
  3. Install the building package plumbing fixtures per the final approved plans.
  4. Piping shall be installed per the final approved plans with minimum pipe sizing per 2009 Uniform Plumbing Code Section 610.
- B. Floor drains in the building shall be supplied and installed by **building installer**.
  1. All floor drains shall be as shown on final approved plans.

### 3.7 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by **building installer** (if applicable).
  1. Building package installation
  2. Cast-in-place concrete foundations, footings, interior slabs
  3. Concrete slab & block sealer
  4. Mortar
  5. Concrete grout
  6. Rebar
  7. Latex epoxy paint
  8. Caulk for siding
  9. Plumbing rough in, installation and trim
  10. Electrical rough in, installation and trim
  11. Switches & outlets
  12. Typical fasteners; for example: roofing nails, staples, etc.
  13. Fasteners not included in product packaging
  14. Wood sealant for all decking, glulam beams, posts, and extensions
  15. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by **building supplier**.

### 3.8 DELIVERY, STORAGE, AND HANDLING

- A. The **building installer** will be responsible for all equipment and labor required for off-loading of the delivered building package onsite.
- B. The **building installer** will assume responsibility for adequate protection and maintenance of delivered building package materials from weather, damage, and pilferage during installation work. Any failure to adequately protect building package materials that affects the warranty of those materials will be at **building installer's** expense.
- C. **Building installer** shall collect and maintain for final delivery to owner any operation & maintenance manuals included by individual product manufacturers with their respective product packaging. Any failure to collect, maintain, and/or deliver these O&M manuals to the **owner** that results in fees from **building supplier** for additional copies shall be at **building installer's** expense.

The items in this section may be provided by the same **building installer** as defined in Section 3 above (typically when a single entity is acting as both the **building installer** and **contractor**), or the items in this section may be provided by a separate entity such as a general contractor or site contractor, hereafter designated as **contractor** (typically when the **building installer** is a separate subcontractor). **Contractor** work will generally include site preparation and grading, excavations for structures, backfill and/or structural backfill, and any site or utility work outside the building package footprint.

Items in this section are generally to be completed prior to **building installer** beginning its installation work described in Section 3 above.

### 4.1 CONSTRUCTION SUBMITTALS

- A. If required by *owner* and/or reviewing authority, *contractor* shall submit product data sheets and relevant information about the specified *contractor* supplied products below for review and approval.

#### 4.2 WARRANTY

- A. *Contractor's* work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. In the event that final acceptance of the completed building is delayed for reasons beyond *contractor's* control, the warranty shall be one (1) year from the completion of *contractor's* installation work and demobilization.
- B. *Contractor* shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by *contractor*.

#### 4.3 ELECTRICAL

- A. Incoming electrical utility lines to within approximately 10' of the building shall be provided by *contractor*.
  - 1. All underground and/or overhead service to building shall be as specified in the final site plan.
  - 2. Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final plans.
- B. *Contractor* supplies and installs the meter base and meter.

#### 4.4 CAST IN-PLACE CONCRETE FOR BUILDING EXTERIOR

- A. All equipment, labor, trades, and materials shall be supplied by *contractor*.
  - 1. Includes all materials and labor for exterior/entry slabs and sidewalks.
- B. Refer to drawings for sidewalks and entry slabs.
  - 1. Minimum concrete compressive strength of 2,500 psi at 28 days, or as required in final approved plans.
  - 2. Remesh or rebar reinforcement shall be used in sidewalks.
  - 3. All sidewalks shall be finished with a fine broom with control joints installed per the final approved site plan.

#### 4.5 PLUMBING

- A. Incoming plumbing to within approximately 10' of the building shall be provided by *contractor*.
  - 1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  - 2. Building water shutoff valve is to be supplied and installed by *contractor*.
  - 3. *Contractor* is responsible to ensure that incoming water pressure is sufficient to meet building package fixture demands.
  - 4. Minimum water pressure at toilet and urinal flush valves shall be 40 psi with minimum pipe sizing as per 2009 Uniform Plumbing Code Section 610, or as required in final approved plans.
- B. Water line drain valve shall be supplied and installed by *contractor*.
- C. Sewer line backflow check valve shall be supplied and installed by *contractor*.

#### 4.6 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by *contractor*.
  - 1. All items not specifically listed as supplied by *building supplier* or *building installer*.
  - 2. Any item listed as supplied by "contractor" or "others".
- B. Unless specified in the plans or submittals, *contractor* supplies the following items (if applicable):
  - 1. Incoming electrical, water, sewer, and gas utilities.
  - 2. Asphalt paving
  - 3. Masonry pavers
  - 4. Sidewalks
  - 5. Landscaping
  - 6. Site grading
  - 7. Exterior/entry slabs
  - 8. Drain valves and backflow check valves
  - 9. Branch circuit breakers
  - 10. Irrigation Equipment
  - 11. Fire alarm and fire suppression equipment
  - 12. Lighting equipment not attached to the building.
  - 13. All other items exterior of the building footprint indicated on final plans or required by building codes which are not specifically stated as supplied by *building supplier* or *building installer*.

#### 4.7 DELIVERY, STORAGE, AND HANDLING

- A. The *contractor* will assume responsibility for adequate protection and maintenance of the installed building package materials after completion of installation work by *building installer*. Any failure to adequately protect

building package materials that affects the warranty of those materials will be at *contractor's* expense.

5.1 ONGOING MAINTENANCE

- A. *Owner* is responsible for ongoing maintenance of the completed building after completion of work by building installer and contractor.

5.2 SITE PLAN

- A. *Owner* (or owner's site engineer) is responsible for providing the final approved site plan to *building supplier* and/or *building installer*.

5.3 SPECIAL INSPECTION

- A. If required, special inspection(s) services shall be provided by *owner*.
- B. If special inspection(s) are required by the permitting authority or relevant agency(ies), then the *building supplier*, *building installer*, and/or *contractor* shall provide reasonable assistance to the *owner* to accommodate the special inspection(s).

END OF SECTION