

## **General Contractor Guideline for Site Work**

The list below is merely a guideline of items a customer may want to have their general contractor include in their bids. Every situation is unique and may require more or less items than that indicated below. The customer and the general contractor are required to negotiate their own contract pricing and terms. The customer should rely on the general contractor to make sure that everything needed to get the site ready for their IRC factory built home is included, all county/city codes requirements are met for the work performed and that all work after the house is set is included in order for the customer to get their CO (certificate of occupancy). **This list is not intended to be all-inclusive, but merely to provide suggestions as to what the potential homeowner should ask their general contractor to include in their requirements.**

### **I. Site Preparation: (Getting the site ready for the new home)**

#### **Verify that survey is needed?**

- Are the property corners clearly marked?
- What are the county/city regulations on set back of the home from the property lines?
- A plot plan will be needed to submit with your building permit package showing the property lines, home location and set backs, which meet code.
- Are there any other city/county requirements over and above State of Colorado current IRC code?

#### **Build accessible roads:**

Roads from main highway entrance into the community property all the way to the customer's foundation site, including site preparation for the crane set-up area and area to stage the trucks hauling the home sections.

- Tree removal as required
- Road cut in and build up, including any culverts as needed
- Final grading and surfacing
- Excavate crane pad area and unit delivery area per recommendation from modular builder.

#### **Septic (If applicable):**

- General Contractor should check with county for permitting requirements and distances from home
- Perk test for location of leach field-check with county for procedure
- Excavation to septic tank or other system and pipes to leach field
- Install septic tank leach field and connections
- Install main sewer connection from tank or city service to go under the house foundation

#### **Wells (If applicable):**

- Drilling if desired
- Permit
- Drilling
- Pipes and finishing as necessary
- Well pump
- Lines to the home
- Pressure tank or sister purchase and install

#### **City services tap fees and permits (if applicable):**

- Include permits, fees, excavation, connections, etc

#### **Electric Service:**

- General contractor or homeowner should work direct with the local Electric supplier for costing and installation

**Foundation and Building Permitting:** (Each county has different requirements, check with your county for specific procedures)

- Soils tests
- Obtain engineered foundation drawing as required by county
- Submit engineered foundation plans, home blue prints and permit request
- Secure foundation and building permit (each county has different requirements)
- Verify county/city specific requirements over and above UBC code?

**Excavation work:**

- Septic System or City sewer connection
- If using city water, city water tap connection
- Foundation area
- Garage areas
- Parking areas
- Tree removal as required for area or by county for fire protection
- Complete crane pad and unit delivery area

**Foundation Work:** (Note: a square, level foundation that is the exact size as shown on the home manufacturers design is critical to a quality set and long lasting home)

- Forming-footers and walls (crawl space or basement)
- Cement
- Removing forms
- Water proofing outside below grade areas
- Foundation drainage as required
- Backfilling foundation area
- Vapor barrier as required on crawl space foundations
- Sill plate cut and attached to top of foundation as designed by manufacturer and engineer
- Center line supports (beam, post, etc) as per engineered foundation requirements
- If the modular home is being built by Fuqua (plan says Fuqua Homes), then the steel beam center line supports must be predrilled with a 1/2" hole every 2 foot on center staggered either side of the beam. Fuqua requires that the home be lagged bolted at the center lines through the beam, so the holes must be predrilled in the beam before the set crew arrives.

**II. Things that the Liscott Custom Homes, Ltd can provide and include in cost of home pricing that need not be included in the general contractors bid:**

- Trucks to transport home sections from factory to customer site
- Crane to lift home sections off trucks to foundation
- Set crew to make sure home is properly set and secured to foundation
- Interior finish crews to complete drywall, door sets and repair any cracks that may appear during shipping.
- Exterior finish crew to complete siding (if shipped with siding) and soffets- customer may elect to have general contractor perform this service if desire.
- Carpet seaming or installation as required-customer may elect to have general contractor perform this service if desire.

**III. Getting your CO (Certificate of Occupancy)-Should be included in your general contractors bid or done by homeowner**

**Final electric connections and inspection**

- Electric connection permit obtained by licensed electrician.

- Main power connection from pole meter to main breaker panel on/in house. Your electrician should complete cross-connections in the modular units before turning on the main power to the home.
- Cross over electric connections between units of house (side-to-side and/or up/down if two-story).
- Install ceiling lights/fans or cover with plates.
- Install exterior porch light fixtures as are shipped loose (prevents breakage)
- Although tested at factory, all switches and outlets should be tested once power is connected to verify they are working. All must be working to pass inspection.
- Get inspection called for and completed.

### **Final plumbing connection and inspection**

- Plumbing connection permit obtained by licensed plumber
- Connection of sewage stub below modular home out to main sewer line (see blue prints for stub out locations)
- Connection of all water stub outs to main water source (see blue prints for stub out locations)
- Cross over connections of water and sewer lines in upper story floor system if home is two stories.
- Complete pressure/water test of entire home once water is turned on, including testing all sink drains and dishwasher (look for any leaks as shipment may have caused connections to come loose)
- Get inspection called for and completed.
- If home does not have HWH show on plan on main level, customer will either buy HWH from modular builder who will ship loose in the home and the customer GC will need to install in the basement or the customer can purchase the HWH locally and have it installed.
- Ice maker water line from shut off to back of refrig (if ordering a refrig with ice maker. Factories do not supply the water line to the ice maker.
- Furnaces and HWH will have drains from each device that will need to be connected into the drain system by the plumber. These are normal 3/4" lines that will need a trap as they go into the drain system.

### **Gas connection and inspection (natural or propane)**

- Licensed person to pull permit.
- If propane:
  - Lease or purchase tank and fill with propane.
  - Delivery of tank to site and set.
  - Connection of tank to house gas appliance, including pipes and install to stub outs underneath house.
  - Change orifices set from factory in all gas appliances to work for propane.
- If natural gas, connect all house appliances from appliances to main gas source.
- Pressure test and inspection.

### **HVAC:**

- Crawl space homes:
  - A furnace/AC condensing unit (if desired) and water heater will need to be purchased and install by owner be installed in the home (unless specified otherwise in the Liscott Contract).
  - If the duct work for the HVAC system has not been include in the Liscott Contract, all the ductwork will need to be purchased and installed below the floor trusses of the home by the owner.
  - Cross over connections between sections of hot air vents will need to be connected underneath house and on second floor if two story home. Factory ship with flexes tubes. If customer desires other material to connect, then must purchase locally.
  - Cold air return ducts will need to be installed underneath the home on site (ships with flex material to be installed on site). If customer desires aluminum or other material, will need to be purchase locally).

- Basement space homes:
  - Homes going over a basement foundation do not ship with a furnace or water heater. Therefore, a furnace/AC (if desired) and water heater will need to be purchased and installed in the basement by the owner. See above for cross over connections and cold air returns.
  - If the duct work for the HVAC system has not been included in the Liscott Contract, all the ductwork will need to be purchased and installed below the floor trusses of the home by the owner

**Exterior painting/staining as applicable:**

- End walls on marriage line sides will need painted and caulked if using hardi-board siding.
- If log or cedar siding is order for home, these materials arrive untreated and will require staining and caulking on all sides of the home.

**Exterior Door entry steps/landings or decks:**

- All exterior doors must have steps/landing, which meet the county/city code before a certificate of occupancy can be obtained. Check with specific county/city for requirements.

**On-Site work: (Any on site work or things not built by the factory)**

- Garages-on site built garages as desired by customer.
- Garage doors (if home does have attached garage bays built by factory as part of the home as per blue prints, they will not be shipped with garage doors. Customer must purchase the garage doors and install on site).
- Basement finishing as required by code (smoke detectors, etc) or complete finishing.
- Windows, siding, roofing, special interior finishes or any other special requirement desired by customer that must be performed on site and not at the factory, customer must spell out to general contractor.
- Gutters as desired by customer or required by the city or county code.

**Final Cleaning of the home.**

**Call for Final Inspection and obtain Certificate of Occupancy (CO)**