

Date:

General Door Specification Guide*

Project Name:

Project Location:

Scope of Work:

Check all below that are applicable:

Y/N	Work Required:	Notes:
	Remove / replace existing exterior doors, including all applicable interior and exterior trim and finish work. Furnish and install continuous weather stripping, no daylight shall be visible from the exterior. New doors shall be: _____ _____ glazing (qty ea: _____ / _____) _____ grills (qty ea: _____ / _____) Fire rated (must meet NFPA 80 requirements) (qty: _____)	Qty: Select options
	Remove / replace existing interior doors, including all applicable trim and finish work. New doors shall be: _____ Paint / Stain (coats req'd _____)	Qty: Select option
	Remove and replace existing flashing and caulking.	
	Furnish and install new aluminum storm door(s) with (_____) closer and (_____) (_____) screen.	Select options
	Remove and repair/replace all rotted sheathing, studding, sills, drywall, etc. at doors.	Include as Time and Materials on bid.
	Furnish and install new aluminum threshold(s): ADA compliant **: qty: _____ Standard: qty: _____	See note below.
	Furnish and install pressure treated kick plate under threshold.	
	Furnish and install new aluminum flashing above exterior door(s).	
	Furnish and install new low expanding foam insulation around door frame and caulk interior and exterior to provide a weather tight installation.	
	Remove and replace exterior trim. New trim to match existing.	
	Remove and replace interior trim. New trim to match existing.	
	Furnish and install hardware based on the hardware schedule listed below.	
	Furnish and install _____ "Test" door(s) for acceptance prior to installing the remainder of the doors.	
	Provide a warranty on workmanship. Complete RD Form 1924-19.	
	Other Specifications / Requirements:	

Date:

The property is financed by the USDA, Rural Development and proposals and work are subject to their contract forms, review and inspection. We reserve the right to reject any and all proposals.

All Payments shall be made per RD1924 - 6 construction contract procedures. Payments for reserve account projects will be made upon completion of the work and funds have been authorized by Rural Development.

A. General Requirements

1. Warranty: provide a 3 year manufacturer warranty on exterior door(s) and a 1 year manufacturer warranty on interior doors.
2. Protect all of existing structure, shrubs, and tenant owned personal property during removal, taking caution to keep all entrances free of hazards. Protect from weather at all times.
3. All construction shall be done in accordance with the applicable building codes. All finish work shall be installed with care, ensuring smooth surfaces with no gaps. All caulked areas shall have excess caulk removed.
4. Provide Owner/Maintenance personnel with basic training on door/hardware maintenance and operations along with all O&M manuals, warranty information, and manufacturer literature.
5. Provide Owner with Door Schedule with open direction, door dimensions, and proposed hardware for all doors and frames.
 - a. Lockset functions:
 - 1) Passage Function: either lever operates latchbolt at all times.
 - 2) Privacy Function: either lever operates latchbolt unless outside lever is locked by push button inside. Turning inside lever or closing door releases button. Emergency button in outside lever unlocks with use of slotted screwdriver.
 - 3) Storeroom Function: deadlocking latchbolt. Latchbolt operated by lever inside or key outside. Outside lever is rigid at all times, inside lever is always active.
 - 4) Classroom Function: outside lever locked and unlocked by key. Inside lever always unlocked.
 - 5) Electrically locked (fail safe): outside lever continuously locked electrically. Unlocked by key outside or by switch or by power failure. Auxiliary latch deadlocks latchbolt when door is closed. Inside lever always free for immediate exit.
 - 6) Single Lever Pull Function: fixed lever on active side.
 - 7) Double Lever Pull Function: fixed lever on active side.
 - 8) Deadbolt, Single Cylinder: deadbolt thrown or retracted by key outside or thumb turn inside.
6. Contractor shall ensure that all doors are installed plumb and shall operate smoothly.
7. Recommendations: double glazing, Low E glass, Energy Star approved, maintain common architectural style and appearance.
 - a. Energy Star Requirements:
 1. Opaque doors (no glass) must have a U-factor of 0.21 or less (no Solar Heat Gain Coefficient (SHGC) requirement).
 2. 1/4- or 1/2-Lite doors (about 50% glass or less) must have a U-factor of 0.27 or less and an SHGC of 0.30 or less.
 3. 3/4- or Full-Lite doors (more than 50% glass) must have a U-factor of 0.32 or less and an SHGC of 0.30 or less.

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8. Paint / Stain Application

- a. Apply coatings by brush, roller, spray or other applicators according to coating manufacturer's written instructions.
 - 1. Use brushes only for exterior painting and where the use of other applicators is not practical.
 - 2. Use rollers for finish coat on interior walls and ceilings.
 - b. Pigmented (Opaque) Finishes: Completely cover surfaces to provide a smooth, opaque surface of uniform appearance. Provide a finish free of cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections.
 - c. Transparent (Clear) Finishes: Use multiple coats to produce a glass-smooth surface film of even luster.
 - d. Provide a finish free of laps, runs, cloudiness, color irregularity, brush marks, orange peel, nail holes, or other surface imperfections.
9. All materials removed/replaced shall be the responsibility of the contractor to properly dispose of. Contractor shall clean areas inside the units affected by the construction and all exterior work and landscaping shall be restored to its pre - construction status.

B. United Federal Accessibility Standards (UFAS)

- 1. *Note: the items listed here are for reference only and do not encompass all of the required standards; the Contractor is responsible to ensure the work fully complies with UFAS.*
- 2. All entrance doorways shall have a minimum clear opening of 32” with the door open 90 degrees, measured between the face of the door and the stop (this equates to a 36” wide door). *Exception: all interior doors in ADA designated dwelling units shall comply with this requirement.*
- 3. Thresholds at doorways shall not exceed ¾” in height for exterior sliding doors or ½” for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2.
- 4. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Mount no hardware required for accessible door passage higher than 48” above finished floor.
- 5. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in (75 mm) from the latch, measured to the leading edge of the door.
- 6. The maximum force for pushing or pulling open a door shall be 5 lbf.

Owner’s Rep:

Date:

Contractor’ Rep

Date:

* This guide is meant only to assist in providing minimum standards for acquiring prices for reserve request contracts, it is not meant to be all inclusive and RD shall accept no responsibility for any errors or omissions in the work.

** Any dwelling unit that is designated “handicap accessible” shall receive an ADA compliant threshold.

