

DIVISION 06 00 00. WOOD, PLASTICS, AND COMPOSITES

06 00 00 - Wood, Plastics, and Composites

Contractor shall review construction documents and provide labor and materials for carpentry work as required in said documents and as specified herein, with applicable building codes.

06 05 73 – Wood Treatment

SPECIFIER NOTE:

resource management: Some species of wood are naturally resistant to decay elements while others are resistant to termite attack. These include the following. Heartwood is commonly recognized by the building codes and is resistant to decay. Cedar, and black walnut. Redwood and Eastern red cedar are resistant to decay.

toxicity/IEQ: Lumber, timber, wood structural panels, piles and poles supporting structures are often required by building codes to be preservative treated. Requirements of an applicable American Wood-Preservers Association (AWPA) species, product, preservative and end use.

There are three broad classes of wood preservatives: (1) creosote, which is used for rail-road ties, utility poles, and pilings; (2) oil-borne preservatives, such as copper naphthenate, generally used for utility poles, assembly area floors, and lam construction; and, (3) waterborne preservatives which are the most commonly used in residential, commercial and industrial construction. Waterborne preservatives include ammoniacal copper arsenate (ACA), alkaline copper quatarnary (ACQ-B), ammoniacal copper zinc arsenate (ACZA), chromated copper arsenate (CCA), azole (CBA-A and CA-B), and copper naphthenate, sodium borate (SBX), which is used as a fungicide to control fungal diseases on trees and crops.

In use, wood preservatives are usually of fairly low volatility, but may outgas. Their emissions rates are not large and they do not generally result in high concentrations, some may pose health hazards. CCA has been the most commonly used preservative treatment. However, on February 12, 2002, EPA announced a phase-out by industry to move consumer use of treated lumber products away from those that contain arsenic by December 31, 2003, in favor of preservatives that do not contain arsenic for most residential uses. This transition affects preservative-treated wood used for decks, picnic tables, landscaping timbers, residential fencing, patios and playground equipment. As of January 1, 2004, EPA will not allow CCA to be used to treat wood used in these residential uses. This decision on CCA, however, does not restrict the use of preservative-treated wood for pilings, permanent wood foundations and structural uses.

performance: Wood preservatives are used to make wood resistant to fungal decay and termite attack. Most building codes require that structural wood elements in contact with earth, embedded in concrete/masonry that is in direct contact with earth, or in contact with moisture, be of naturally durable wood or preservative-treated wood. When preservative-treated wood or systems are used, a variance from the building department may be required. Do not specify wood furnishings or finishes that require tight humidity control systems. Comfort standards typically allow humidity to fluctuate to save energy.



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PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes:
 - 1. Wood Treatment.
 - 2. Natural Decay and Insect Resistant Wood.
- B. Related Sections:
 - 1. 06 10 00 (06100) - Rough Carpentry.
 - 2. 06 16 00 (06160) - Sheathing.

1.2 SUBMITTALS

- A. Product data. Unless otherwise indicated, submit the following for provided under work of this Section:

SPECIFIER NOTE:

Specifying local materials may help minimize transportation impacts and have a significant impact on reducing the overall embodied energy because of efficiencies of scale in some modes of transportation. Green building rating systems frequently include credit for local materials. Impacts include: fossil fuel consumption, air pollution, and labor. U.S. Green Building Council (USGBC) LEED v2.2 includes credits for materials extracted/harvested and manufactured within a certain radius from the project site.

Green Globes-US also provides points for materials that are local.

- 1. Local/Regional Materials:
 - a. Sourcing location(s): Indicate location of extraction and recovery; indicate distance between extraction, harvest, and the project site.
 - b. Manufacturing location(s): Indicate location of manufacturing facility and indicate distance between manufacturing facility and project site.
 - c. Product Value: Indicate dollar value of product component materials; include materials cost only.
 - d. Product Component(s) Value: Where product component is manufactured in separate locations, provide location of component. Indicate the percentage by weight of each unit of product.

SPECIFIER NOTE:

Green building rating systems may include credit for local materials. USGBC-LEED™ v2.2, for example, includes credits for low-emitting materials, including: adhesives and sealants, coatings, carpets, and composite wood and agrifiber. For LEED™ v2.2, adhesives and sealants are to comply with Green Seal GS-36; South Coast Air Quality Management District (SCAQMD) adhesives are to comply with Green Seal GS-36; inks are to comply with Green Seal GS-11; anti-corrosives are to comply with Green Seal GS-03; clear wood finishes



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SCAQMD #1113; carpet with the Carpet and Rug Label Plus; carpet cushion withCRI Green Label plus; composite wood and agrifiber products are to contain no formaldehyde.

As per USGBC published Credit Interpretations, the emitting materials are directed towards interior, site (prefabricated) products. Verify project requirements for these products.

Both the Adhesive and Sealant Council (ASC) and Green Seal have indicated that low VOC adhesives may have performance issues under extreme temperature and humidity conditions.

Green Seal, an independent, non-profit organization certifies products using internationally recognized methods. Green Seal certification meets the criteria of ISO 14001 environmental standards for ecolabeling set by the International Organization for Standardization (ISO); the U.S. Environmental Protection Agency's criteria for third-party certifiers of environmental products; and the criteria for bona fide ecolabeling set by the Ecolabeling Network.

Engineered wood products manufactured in accordance with industry standards are also available. For example, the Composite Panel Association's (CPA's) Standard for Particleboard, ANSI A208.1, has a maximum formaldehyde emissions for different grades of particleboard. ANSI A208.2, the Composite Panel Association's Standard for Medium Density Fiberboard covers MDF for interior applications and includes a maximum formaldehyde emission level for different grades of MDF.

2. VOC data:

a. Adhesives:

1. Submit manufacturer's product data for adhesives showing the maximum limits of the product. Submit MSDS highlighting VOC content.
2. Submit Green Seal Certification to GS-36 adhesives on a per-product basis for certification.
3. **[Submit manufacturer's certification that products comply with SCAQMD Rule 1113 and that products are certified for exposure to freeze/thaw conditions and moisture will not occur. In areas where freeze/thaw conditions do exist or direct exposure to moisture will occur, submit manufacturer's certification that products are certified for Bay Area AQMD Reg. 8, Rule 51 for composite wood products and with California Air Resource Board requirements for containers 16 oz or less.]**

b. Engineered Wood Products: Provide documentation for composite wood and agrifiber products **[are third-party certified as meeting standard requirements for formaldehyde emissions and do not contain added urea-formaldehyde resins.]**

1. ANSI A208.1 - 1999, Particleboard
2. ANSI A208.2 - 2002, Medium Density Fiberboard for Interior Applications



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SPECIFIER NOTE:

Green building rating systems typically include sustainably harvested wood. USGBC-LEED includes credit for use of sustainably harvested wood under Forest Stewardship Council Guidelines v2.2, a minimum of 50 percent of wood-based products incorporated into the Project must be in accordance with the Forest Stewardship Council Green Globes-US also provides points for wood that originate from certified sources, such as, Forest Stewardship Council, Sustainable Forestry Initiative, and the Forest Management Program.

- B. Letter of Certification(s) for Sustainable Forestry:
1. Forest Stewardship Council (FSC): Provide letter of certification from supplier. Indicate compliance with FSC "Principles for Natural Resource Management" and identify certifying organization.
 - a. Submit FSC certification numbers; identify each certification number on a line-item basis.
 - b. Submit copies of invoices bearing the FSC certification numbers.
 2. Sustainable Forestry Board: Provide letter of certification from supplier. Indicate compliance with the Sustainable Forestry Initiative (SFI) and identify certifying organization.
 - a. Submit SFI certification numbers; identify each certification number on a line-item basis.
 - b. Submit copies of invoices bearing the SFI certification numbers.
 3. Canadian Standards Association (CSA): Provide letter of certification from lumber supplier. Indicate compliance with the CSA and identify certifying organization.
 - a. Submit CSA certification numbers; identify each certification number on a line-item basis.
 - b. Submit copies of invoices bearing the CSA certification numbers.
- C. Letter of Certification for Pressure Treatment: Submit Certification of Compliance stating chemicals and process used and net amount of preservative used. Indicate conformance with specified standards.

PART 2 - PRODUCTS

SPECIFIER NOTE:

EO 13423 includes requirements for Federal Agencies to reduce "the quantity of hazardous chemicals and materials acquired, used, or disposed of by the Federal Government." EO 13423 includes requirements for Federal Agencies to use "sustainable products, including acquisition of biobased, environmentally preferable, energy-efficient, and recycled-content products"

Specifically, for USDA-designated biobased products, Federal agencies must acquire products meeting or exceeding USDA's biobased content recommendations; and for biobased products made from rapidly renewable resources and certified biobased products.



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And, under the Sustainable Building requirements per Guiding Principle # Environmental Quality, EO13423 directs Federal agencies to use "materials with low pollutant emissions, including adhesives, sealants, paints, carpet systems

2.1 MATERIALS

A. Preservative Pressure Treatment:

1. Toxicity/IEQ: Products containing chromium will not be permitted. Products containing arsenic will not be permitted.
2. Waterborne Wood Preservatives:
 - a. Wood products shall be treated with waterborne wood preservatives conforming to AWPA Standards P5, excluding those containing arsenic and/or chromium.
 - b. Pressure treatment of wood products shall conform to the requirements of AWPA Standards U1 and T1.
 - c. Retention of preservatives:
 1. Moderate service conditions (weather exposure less than 24 inches per cubic foot (oxide basis).
 2. Severe conditions (constant contact with ground or water) (24 inches per cubic foot (oxide basis).

SPECIFIER NOTE:

Some preservatives are not recommended for use in direct contact with ground because of the potential for leachate from the preservative. For example, AWPA standards prohibit wood treated with borates for use in direct contact with ground under exposed direct precipitation or continuous exposure to water.

3. Borate-based preservative:

- a. Impregnate lumber with preservative treatment conforming to AWPA Standard P18.

B. Fire Retardant Treatment:

1. Toxicity/IEQ: Fire-retardant-treated wood products shall be treated with sulfates, ammonium phosphate and formaldehyde.
2. Fire Retardant Formulations:
 - a. Wood products shall be treated with fire retardants conforming to AWPA Standard P17.
 - b. Fire retardant treatment of wood products shall conform to the requirements of AWPA Standard U1, Commodity Specification U1, and AWPA Standard T1, Section 8.8.

C. Natural Decay and Insect Resistant Wood:

1. Resource Management: Provide sustainably harvested; certified in accordance with [FSC] [SFI] [CSA] [xxxxx] guidelines. No heartwood is the heartwood of the following species with the exception of a small piece with corner sapwood is permitted if 90 percent or more of the side on which it occurs is heartwood. Acceptable species:
 - a. Decay resistant. Redwood, South American ipe, black locust and black walnut.



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- b. Termite resistant. Redwood and Eastern red cedar

PART 3 - EXECUTION

3.X SITE ENVIRONMENTAL PROCEDURES

- A. As specified in Division 01 (1) and Section 06 10 00 (06100) - Ro

06 10 00 - Rough Carpentry

Lumber shall be of live, sound stock and properly dried. Pressure treated where any lumber shall come into contact with concrete, masonry block as support members for decks, porches or balconies. Lumber for use at **maximum 12 percent moisture content, for dry climates 9 percent is reco** adequate bracing and shoring during the construction process. Studs an plumbing and/or wiring shall be reinforced by adding metal or wood struc strengthen member back to original capacity and maintain structural integ not be larger than 1/3 the depth and not closer than 2" to the top or botto

Wood Species: #2 Southern Yellow Pine, Douglas Fir, etc.

SPECIFIER NOTE:

resource management: Wood is a renewable resource. Forests provide r benefits, including: habitats, potential sources for medicines, and climatic sources of sustainably harvested wood are available. Non-sustainable ha produce soil erosion, pollutant runoff, increased levels of atmospheric ca warming, and habitat loss.

Forest Certification Standards in North America include:

- The American Tree Farm System developed by the American For to www.treefarmssystem.org/aboutfarming/whatis.cfm
- Canada's National Sustainable Forest Management Standard; refer certifiedwood.csa.ca
- ISO 14001 developed by the International Organization for Stand a forest-specific standard, ISO offers a special technical report IS to forestry and assists with implementation of ISO 14001 in forest
- The Principles for Natural Forest Management developed by The Council; for Canada visit www.fsccanada.org, for the USA visit fsc
- The Sustainable Forestry Initiative® created through the America Association and currently managed by the Sustainable Forestry E entity established to manage SFI); refer to www.afandpa.org/Content/NavigationMenu/Environment_and_Re

Most trees in the United States are referred to as either "hardwoods" or " trees are deciduous trees that, with a few exceptions, lose their leaves in Softwood forest types are conifers and evergreens such as pines, spruce Wood that is used in construction of buildings is primarily softwood.



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Much of America's hardwoods, such as oaks, are found along the East Coast and are concentrated in the West and South. Douglas-fir is the dominant softwood. Southern pines, such as loblolly and shortleaf, are the most abundant softwoods. Quaking aspen, a hardwood, is the most widely distributed tree species in the West.

The term "Engineered Wood Product" (EWP) refers to a wood-based product whose design properties are assigned to it. EWPs are often manufactured as a composite of pieces of wood that together create larger high strength structural elements. Engineered wood components include: plywood, oriented strand board (OSB) panels, glue laminated beams, structural composite lumber, including laminated veneer lumber and parallel strand lumber, as well as I-joists and metal plate connected joists. An additional sub-component of structural composite lumber would include laminated veneer lumber. Finger-jointed lumber, which is interchangeable with solid sawn lumber, is considered an EWP. Finger-jointed lumber or end-jointed lumber is permitted to be used interchangeably with solid-sawn members of the same species and grade. Finger jointed lumber is marked "STUD USE ONLY" or "VERT USE ONLY" and is limited to use where any bending or tension stresses are of short duration. Engineered wood products are typically prefabricated, not site fabricated. Engineered wood products are frequently more efficient in construction than solid sawn lumber due to the lower coefficient of variance of EWPs. EWP assemblies are more resource efficient than assemblies constructed of solid sawn members.

toxicity/IEQ: Adhesive binders used in engineered wood products are among the resins that pose varying degrees of human health risks. Refer to Section 05120 Wood Treatment for information regarding treated wood.

performance: Wood is a natural and efficient building material. The structural characteristics of wood change over time as a result of changes in weathering factors. These changes in structural design values of various wood species are determined through a in-grade testing program of lumber and published periodically in the National Design Specification® (NDS®) for Wood Construction.

For efficient resource use of solid sawn lumber, it is recommended that the grade of lumber be specified to suit the purpose. As an alternate to new solid sawn lumber, reclaimed lumber can be used since it performs comparably to new lumber. Reclaimed lumber should be graded by a grading agency in accordance with American Lumber Standards Committee (ALSC) rules. Further, the use of engineered wood products can result in resource efficiency that is not expected of conventional lumber/timber construction. However, engineered wood products might be more difficult to recycle than standard, solid sawn lumber due to the manufacture of the engineered wood product.

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes:
 - 1. Framing with dimension lumber.
 - 2. Engineered wood products.
 - 3. Wood furring, grounds, nailers, and blocking.
- B. Related Sections:



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labor. USGBC-LEED™ v2.2 includes credits for materials extracted/harvested and manufactured within a 500-mile radius of the project site.
Green Globes-US also provides points for materials that are locally manufactured.

2. Local/Regional Materials:

- a. Sourcing location(s): Indicate location of extraction and recovery; indicate distance between extraction, handling, and the project site.
- b. Manufacturing location(s): Indicate location of manufacturing facility and indicate distance between manufacturing facility and project site.
- c. Product Value: Indicate dollar value of product component; include materials cost only.
- d. Product Component(s) Value: Where product component is manufactured in separate locations, provide location of each component. Indicate the percentage by weight of each component.

SPECIFIER NOTE:

Green building rating systems may include credit for low-VOC materials. USGBC-LEED™ v2.2, for example, includes credits for low-emitting materials, including: adhesives and sealants, coatings, carpets, and composite wood and agrifiber products. LEED™ v2.2, adhesives and sealants are to comply with Green Seal GS-36; in the South Coast Air Quality Management District (SCAQMD), adhesives are to comply with Green Seal GS-36; in other areas, adhesives are to comply with Green Seal GS-11; anti-corrosive coatings are to comply with Green Seal GS-03; clear wood finishes are to comply with SCAQMD #1113; carpet with the Carpet and Rug Institute Green Label Plus; carpet cushion with CRI Green Label Plus; composite wood and agrifiber products are to contain no formaldehyde.

As per USGBC published Credit Interpretations, the list of low-emitting materials are directed towards interior, site-fabricated (or prefabricated) products. Verify project requirements for these products.

Both the Adhesive and Sealant Council (ASC) and Green Seal have indicated that low VOC adhesives may have performance issues under extreme temperature and humidity conditions.

Green Seal, an independent, non-profit organization certifies products using internationally recognized methods. Green Seal certification meets the criteria of ISO 14001 environmental standards for ecolabeling set by the International Organization for Standardization (ISO); the U.S. Environmental Protection Agency's criteria for third-party certifiers of environmental products; and the criteria for bona fide ecolabeling organizations in the Ecolabeling Network.

Engineered wood products manufactured in accordance with industry standards are also available. For example, the Composite



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labor. USGBC-LEED™ v2.2 includes credits for materials extracted/harvested and manufactured within a 500-mile radius of the project site.
Green Globes-US also provides points for materials that are locally manufactured.

2. Local/Regional Materials:

- a. Sourcing location(s): Indicate location of extraction and recovery; indicate distance between extraction, handling, and the project site.
- b. Manufacturing location(s): Indicate location of manufacturing facility and indicate distance between manufacturing facility and project site.
- c. Product Value: Indicate dollar value of product component; include materials cost only.
- d. Product Component(s) Value: Where product component is manufactured in separate locations, provide location of each component. Indicate the percentage by weight of each component of unit of product.

SPECIFIER NOTE:

Green building rating systems may include credit for low-VOC materials. USGBC-LEED™ v2.2, for example, includes credits for low-emitting materials, including: adhesives and sealants, coatings, carpets, and composite wood and agrifiber products. LEED™ v2.2, adhesives and sealants are to comply with Green Seal GS-36; in the South Coast Air Quality Management District (SCAQMD) adhesives are to comply with Green Seal GS-36; in the Los Angeles area adhesives are to comply with Green Seal GS-11; anti-corrosive coatings are to comply with Green Seal GS-03; clear wood finishes are to comply with SCAQMD #1113; carpet with the Carpet and Rug Institute Green Label Plus; carpet cushion with CRI Green Label Plus; composite wood and agrifiber products are to contain no formaldehyde.

As per USGBC published Credit Interpretations, the low-VOC emitting materials are directed towards interior, site-fabricated (or prefabricated) products. Verify project requirements for low-VOC products.

Both the Adhesive and Sealant Council (ASC) and Green Seal have indicated that low VOC adhesives may have performance issues under extreme temperature and humidity conditions.

Green Seal, an independent, non-profit organization certifies products using internationally recognized methods. Green Seal certification meets the criteria of ISO 14001 environmental standards for ecolabeling set by the International Organization for Standardization (ISO); the U.S. Environmental Protection Agency's criteria for third-party certifiers of environmental products; and the criteria for bona fide ecolabeling organizations in the Ecolabeling Network.

Engineered wood products manufactured in accordance with ANSI standards are also available. For example, the Composite



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2. Sustainable Forestry Board: Provide letter of certification from supplier. Indicate compliance with the Sustainable Forestry Initiative" (SFI) and identify certifying organization.
 - a. Submit SFI certification numbers; identify each certification item basis.
 - b. Submit copies of invoices bearing the SFI certification.
3. Canadian Standards Association (CSA): Provide letter of certification from lumber supplier. Indicate compliance with the CSA and identify organization.
 - a. Submit CSA certification numbers; identify each certification line-item basis.
 - b. Submit copies of invoices bearing the CSA certification.

1.3 QUALITY ASSURANCE

- A. Sustainably Harvested Wood: Certification Organizations shall be **[Forest Stewardship Council] [Sustainable Forestry Board] [Canadian Standards Association] [xxxxxxx]**.
- B. Recycled Content Materials: Where recycled lumber materials are used in applications, include lumber certification and quality grading.
- C. Engineered Wood Products:
 1. Determine formaldehyde concentrations in air from wood products under conditions of temperature and relative humidity in accordance with EPA or E1333.
 2. Determine Volatile Organic Compounds (VOC), excluding formaldehyde, from manufactured wood-based panels in accordance with EPA.

PART 2 - PRODUCTS

SPECIFIER NOTE:

EO 13423 includes requirements for Federal Agencies to use "sustainable building practices, including acquisition of biobased, environmentally preferable, energy efficient, and recycled-content products"

Specifically, under the Sustainable Building requirements per Guiding Principle 4 Environmental Impact of Materials, EO13423 directs Federal agencies to "use materials meeting or exceeding EPA's recycled content recommendations" for EPA-designated products and other products to "use materials with recycled content such that the sum of the recycled content plus one-half of the pre-consumer content constitutes at least 10% (cost) of the total value of the materials in the project."

Additionally, for USDA-designated biobased products, Federal agencies must use materials meeting or exceeding USDA's biobased content recommendations; and for other biobased products made from rapidly renewable resources and certified biobased products.

And, under the Sustainable Building requirements per Guiding Principle 4 Environmental Quality, EO13423 directs Federal agencies to use "materials with low pollutant emissions, including adhesives, sealants, paints, carpet systems



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2.1 MATERIALS

A. Lumber:

1. Resource Management:

SPECIFIER NOTE:

Disallowing the use of old growth timber may conflict with recovered and cut from public lands than have been burned of this draft, two examples of viable and on-going timber s wildland fires on public land are the 500,000 acre (60 mile in SW Oregon and the 150,000 acre (10 mile x 5 mile) Mc Central Sierra Nevada.

- a. Virgin Lumber: **[Lumber fabricated from old growth is not permitted.]** Provide sustainably harvested; certified in accordance with **[FSC] [SFI] [CSA] [xxxxx]** guidelines.
- b. Salvaged Lumber: Lumber from deconstruction or demolition of buildings or structures. Unless otherwise noted, salvaged lumber shall be delivered clean, dewatered, and free of paint and finish contamination.
- c. Recovered Lumber: Previously harvested lumber previously otherwise abandoned. Unless otherwise noted, recovered lumber shall be delivered clean and free of contamination.

B. Engineered Wood Products:

1. Toxicity/IEQ:

- a. Products shall contain no added urea-formaldehyde.

2.2 ACCESSORIES

A. Adhesive:

1. Toxicity/IEQ: Comply with applicable regulations regarding adhesives, GS-36 for Commercial Adhesive, **[South Coast Air Quality Management District Rule 1168] [Bay Area AQMD Regulation 160100 containers larger than 16 oz and with California Air Resources Board (CARB) for containers 16 oz or less]**, and as specified.

B. Fasteners:

1. Recycled Content: Fabricated from 100 percent re-melted plastic.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install as indicated and in accordance with the National Association of Home Builders (NAHB) Advanced Framing Techniques: Optimum Value Engineering.

3.X SITE ENVIRONMENTAL PROCEDURES

A. Indoor Air Quality:

1. Temporary ventilation: Provide temporary ventilation during construction.



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- a. During and immediately after installation of treated wood products, and laminated wood products at in temporary ventilation.
- B. Waste Management: As specified in Section 01 74 19 (01351) - C Management and as follows:
 1. Select lumber sizes to minimize waste; reuse scrap lumber possible. Clearly separate scrap lumber for use on site as components, including: shims, bracing, and blocking.
 2. Do not leave any wood, shavings, sawdust, etc. on the ground. Prevent saw dust and wood shavings from entering the storm drains.
 3. Do not burn scrap lumber that has been pressure treated.
 - a. Do not send lumber treated with pentachlorophenol to incineration facilities or "waste-to-energy" facilities.

06 11 00 - Wood Framing

Floor Framing - Information below pertains to conventional stick framing. If trusses are used follow manufactures guidelines for installation. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry or roof blocking.

Girders: Install girders in pockets formed in the foundation or on masonry. The pocket should allow a minimum of 1/2" on both sides for circular girders.

Girders: solid wood, two or more 2" planks, laminated veneer lumber or steel beams

Sills: Install single 2"x 6", 4"x 6" or double 2"x 6" solid pressure treated lumber horizontally on foundation. Bore holes in sills for anchor bolts.

Floor Joists: Space floor joists 12" to 16" on center (OC) dependent on construction, load bearing and spanning capabilities of wood species. Provide a minimum 1 1/2" of bearing wood or 3" of masonry. Cut joists flush with edge of sill. If joists are lapped over girder, the minimum amount of overhang is 12". Do not lap at wood I-beams. Joists shall be installed so the end of the sub-floor sheets fall directly on the center of the floor joists at each bearing point using one 8d or 10d nail on each side. Nails shall be installed from ends. Wood cross bridging shall be at least nominal 1" x 3" lumber at each end. Install one row of bridging for 12'-0" spans and less, and install two rows of bridging.

Floor Joists: 2"x 10"s, 2"x 12"s, wood I-beams, wood or steel joists on center (OC).

Exterior Walls - All exterior walls shall be constructed with 2"x 4", 2"x 6" on center (OC), with single bottom plates and double top plates throughout. Nails shall be installed at mid-height of all walls. For exterior corner joints, install (3) 2"x 4"s, 2"x 6"s. Where interior partitions meet exterior walls, install 2 studs fastened together with blocks approximately one foot long. One block is placed at the bottom, and one at about center of the studs.



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