

Addendum 04

Date: 05-29-2026
Project: 22011 – Spin Lofts
521 21st Ave
Council Bluffs, IA

This addendum is issued by the Owner to all known bidders prior to receipt of Proposal. Bidders shall acknowledge receipt of this Addendum by indicating so on the Proposal Form. All information and instruction given herein shall become a part of the Contract Documents.

This addendum contains the following information:

Addendum Narrative	1	8.5" x 11"
Drawing Sheets - Architectural	1	30" x 42"
Project Manual	8	8.5" x 11"
Total Sheets:	<u>10</u>	

If this addendum appears incomplete, notify the Architect immediately.

ARCHITECTURAL DRAWINGS

- Sheet G0.2: FUNDING REQUIREMENTS
 - Within the Schedule - Unit Size, revise the IFA NSF for Unit 304 from 796 to 769 NSF.

PROJECT MANUAL

- Revised Section 07 2100 – Thermal Insulation
Part 2-Products, 2.1. Revise:
 - Insulation in Exterior Wood Framed Walls to be batt insulation with vapor retarder, as shown on the drawings.Part 2-Products, 2.1. Add:
 - Insulation at exterior walls at the end of a wood floor truss and wood roof truss to be batt insulation with integral vapor retarder, as shown on the drawings.Part 2-Products, 2.4. Revise:
 - Facing: Unfaced and Kraft faced.
- Add Section 07 2600 – Vapor Retarders

END OF ADDENDUM 04

IFA MINIMUM DEVELOPMENT CHARACTERISTICS AND CONSTRUCTION REQUIREMENTS - 9% QAP PART C

9% QAP PART C CONSTRUCTION REQUIREMENTS

MINIMUM DEVELOPMENT CHARACTERISTICS

TENANT DEDICATED COMMON SPACE. Tenant Dedicated Common Space must be limited to one per Project, clearly labeled on the submitted plans, made exclusive for tenants and guests of the Project, and its use defined in the Application. The Common Space may be incorporated within a residential structure, a stand-alone building, or located entirely on the Property. Furnishings and design must be included and shall be conducive for those with hearing, vision, and mobility impairments, and must be on an accessible route. Minimum square footage must be 20 square feet per Unit up to the first 40 Units. Scattered Site Projects must have at least one site with a Tenant Dedicated Common Space.

SIDEWALKS. Concrete sidewalks providing access to a city public right-of-way from each entrance door.

TRASH ENCLOSURES. Any trash removal area shall be screened and reasonably located amongst the buildings. Enclosure design should be consistent with the appearance of the residential buildings of the Project.

INTERNET ACCESS. High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.

VIDEO SECURITY SYSTEM. The security system shall continually record activity at the site and be maintained for a minimum of 14 days. The System shall maintain the following features:
• Exterior camera coverage shall include outdoor common areas, parking areas, and main entrances.
• Interior coverage shall include corridors in such a way that all Unit entrances are covered, all levels of staircases, and all building exits.
• All cameras shall be hardwired to power to ensure no interruptions in recording.

EXTERIOR CONSTRUCTION

EXTERIOR DESIGN. The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.

EXTERIOR SIDING. Exterior siding shall be durable and impact resistant. Vinyl does not qualify as durable. Each building's exterior siding shall not be a single material texture and color combination exceeding 70% of the siding: brick, fiber cement board siding, or engineered wood with quality standards similar to SmartSide, and/or nominal 2" nominal thickness manufactured stone over 1/2" stucco, nail on stone panels or metal siding approved by IFA. The exterior siding requirements do not apply to buildings that are 100% brick or stone. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood with quality standards similar to SmartSide. Attics shall be vented, including soffits, if applicable.

MAIN ENTRANCE AREAS. Apartment buildings with common main entrances to the interior shall have a vestibule and be equipped with a remote security and intercom system that connects to each Unit or tenant control entry to common areas.

ROOFS. Low-slope roofs shall have a minimum 60 mil TPO or EPDM thickness and a 20-year Material Warranty and 10-year Workmanship Warranty.

INTERIOR CONSTRUCTION

UNIT DOORS. ENTRY DOOR TO THE UNIT SHALL HAVE STEEL FRAMES THAT ARE THERMALLY BROKEN, OR METAL CLAD WOOD FRAMES. ENTRY DOORS SHALL BE SOLID CORE WOOD OR SOLID WOOD PANEL TYPE, INSULATED METAL, OR FIBERGLASS PANEL. LOCKSET AND DEADBOLT LOCK WITH 1 INCH THROW. PRIMARY ENTRY DOOR SHALL HAVE A 180-DEGREE PEEP-HOLE OR GLASS INSERT - ACCESSIBLE UNITS SHALL HAVE AN ADDITIONAL PEEP-HOLE LOCATED NO MORE THAN 42" FROM THE FLOOR.

APPLIANCES. THE KITCHEN SHALL HAVE A COOKTOP, AN OVEN, A MICROWAVE, A COOLING/FREEZING UNIT, A BUILT-IN DISHWASHER, AND A SINK. SINGLE-BOWL SINKS SHALL BE MINIMUM 20"x30". APPLIANCES (FRIDGE, DISHWASHER, CLOTHES WASHER AND DRYER) SHALL BE ENERGY STAR.

WATER CONSERVING MEASURES. TOILETS, FAUCET AERATORS, AND SHOWERHEADS MUST BE HIGH EFFICIENCY WATERSENSE COMPLIANT. DUAL FLUSH TOILETS DO NOT QUALIFY.

CABINETRY. CABINETRY AND WOODWORK SHALL BE DURABLE AND MEET ANSIA/AMI STANDARDS FOR CUSTOM GRADE CABINETRY AND HAVE THE KCMA A161.1 QUALITY CERTIFICATION SEAL OR DEMONSTRATE THEY MEET KCMA QUALITY STANDARDS.

CLOSED ROADS AND SHELVES. CLOSED ROADS AND SHELVES ARE REQUIRED IN EACH BEDROOM CLOSET IN EACH UNIT. FOR ACCESSIBLE UNITS ONLY, THE CLOSET SHELVES AND HANGER BARS SHALL BE EASY TO ADJUST TO DIFFERENT HEIGHTS WITH NO TOOLS REQUIRED WITH ADJUSTABLE STANDARDS AND BRACKETS. HANGER RODS SHALL ATTACH TO THE SHELVING AND PROVIDE CONTINUOUS SLIDE FOR HANGERS BETWEEN SUPPORTS. SHELVES SHALL BE 12" DEEP; MINIMUM AND MATERIAL VINYL COATED STEEL, OR SIMILAR.

MINIMUM BATHROOM ACCESSORIES:
• TOWEL BARS: 1 EACH OF THE SINK AND THE TUB/SHOWER.
• TOILET PAPER HOLDER.
• SHOWER CURTAIN ROD (IF APPLICABLE).
• MIRROR.
• CABINET WITH DRAWERS, SHELF SPACE, OR MEDICINE STORAGE CABINET.
• HOT WATER AND DRAINPIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

CARPETING. IF INSTALLED, CARPETS SHALL BE 100% NYLON, NYLON/OLEFIN BLEND, OR TRIEXTA. FULLY ACCESSIBLE UNITS SHALL HAVE A MAXIMUM 1/4-INCH PILE.

RESILIENT FLOORING. 1/4-INCH VINYL COMPOSITION TILE WITH COLOR AND PATTERN FULL THICKNESS, LVT, SHEET VINYL, LINOLEUM FLOORING, TILE FLOORING, BAMBOO, WOOD, OR POLISHED NON-SLIP CONCRETE.

RESILIENT FLOORING FOR BATHROOMS. LVT, SHEET VINYL, LINOLEUM FLOORING, POLISHED NON-SLIP CONCRETE, OR TILE FLOORING.

DURABLE WINDOWILLS. ALL WINDOWILLS/LEDGES SHALL BE COMPOSED OF MOISTURE-RESISTANT MATERIALS, SUCH AS PLASTIC LAMINATE, MOLDED PLASTIC, CULTURED MARBLE, ETC.

WINDOW COVERING. WINDOW COVERINGS ARE REQUIRED. A SPRING-LOADED TYPE WINDOW SHADE IS NOT AN APPROVED COVERING.

ENERGY REQUIREMENTS

ENERGY STANDARDS. IFA'S MINIMUM ENERGY STANDARDS ARE THE 2020 NATIONAL GREEN BUILDING STANDARDS (NGBS) FOR PROJECTS AWARDED UNDER THIS QAP. SEE APPENDIX H - ENERGY REQUIREMENTS FOR MORE INFORMATION.

HEATING AND AIR CONDITIONING. ALL UNITS, HALLWAYS, COMMON AREAS, AND ENCLOSED CORRIDORS SHALL BE HEATED AND AIR CONDITIONED. HEATING AND AIR CONDITIONING EQUIPMENT MUST MEET OR BE EQUIVALENT TO THE CURRENT ENERGY STANDARDS AS DETAILED IN APPENDIX H. ENERGY REQUIREMENTS, WINDOW UNITS ARE NOT ALLOWED. ELECTRIC RESISTANCE HEATING IS NOT ALLOWED AS THE PRIMARY HEATING SOURCE FOR NEW CONSTRUCTION OR ADAPTIVE REUSE AND MUST BE APPROVED AT TIME OF APPLICATION IF PROPOSED FOR AN ACQUISITION/REAB OR REHAB PROJECT. AC SLEEVES SHALL BE PROVIDED WITH A TIGHT-FITTING, INSULATED COVER FOR THRU WALL AC UNITS. WINTER COVERS SHALL BE PROVIDED FOR EACH AC UNIT.

WATER HEATERS. WATER HEATING EQUIPMENT SHALL MEET OR BE EQUIVALENT TO THE CURRENT ENERGY STANDARDS AS DETAILED IN APPENDIX H - ENERGY REQUIREMENTS.

UNIT SIZE

ALL UNITS SHALL BE AT LEAST A 1 BEDROOM.

1 BEDROOM UNITS SHALL BE AT LEAST 600 NET SQUARE FOOTAGE. UNIT NET SQUARE FOOTAGE IS MEASURED FACE OF WALL TO FACE OF WALL OF THE UNIT'S PERIMETER WALLS. THE TOTAL OF ALL SPACES IN THE UNIT MEASURED THIS WAY MUST EXCEED THE MINIMUM UNIT NET SQUARE FOOTAGE. THIS DOES NOT INCLUDE BALCONIES OR PATIOS. PUBLIC AREA SQUARE FOOTAGE IS MEASURED FACE OF WALL TO FACE OF WALL, BUILDING GROSS SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE FACE OF THE BUILDING PERIMETER WALLS AND INCLUDES BALCONIES.

ALL UNITS OF THE SAME BEDROOM SIZE SHALL NOT DIFFER IN MORE THAN 150 NET SQUARE FEET.

CLOSETS. EACH BEDROOM SHALL HAVE A CLOSET (2-FOOT X 5-FOOT MINIMUM) WITH A DOOR. THE MINIMUM COMPLEMENT OF DEDICATED CLOSETS PER UNIT INCLUDE:
• 1 LINEN CLOSET OR CABINET (1.5-FOOT X 2-FOOT MINIMUM)
• 1 COAT CLOSET (2-FOOT X 3-FOOT MINIMUM).

LAUNDRY. EACH UNIT MUST HAVE AN ENCLOSED WASHER AND DRYER (ACCESSIBLE SIDE BY SIDE UNITS IF APPLICABLE). DRYERS MUST BE VENTED TO THE BUILDING EXTERIOR AND THE EXHAUST DUCT MUST TERMINATE NO LESS THAN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING VENTILATED SOFFIT.

UNIT BATHROOMS. THREE OR MORE-BEDROOM UNITS IN NEW CONSTRUCTION AND ADAPTIVE REUSE PROJECTS SHALL HAVE AT LEAST 1 FULL BATHROOM AND 1 THREE-QUARTER BATHROOM.

WINDOWS. EACH UNIT SHALL HAVE AT LEAST ONE OPERABLE WINDOW PER BEDROOM TO ALLOW FOR VENTILATION.

RADON SYSTEM. ALL NEW CONSTRUCTION PROJECTS SHALL INSTALL A PASSIVE RADON SYSTEM, INCLUDING A DRAIN TILE LOOP BELOW THE BUILDING SLAB ALONG WITH VERTICAL VENT PIPES AND JUNCTION BOXES. PASSIVE RADON SYSTEMS SHALL BE UPGRADED TO ACTIVE SYSTEMS IF REQUIRED RADON TESTS CONDUCTED POST CONSTRUCTION EXCEED PERMISSIBLE THRESHOLDS. REFER TO APPENDIX F - "RADON CONTROL METHODS" IN THE 2018 INTERNATIONAL RESIDENTIAL CODE.

ACCESSIBILITY

FULLY ACCESSIBLE UNITS. PROJECTS SHALL HAVE AT LEAST 10% PERCENT OF THE UNITS, OR AT LEAST 1 (WHICHEVER IS GREATER) UNIT FULLY ACCESSIBLE FOR PERSONS WITH MOBILITY DISABILITIES CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). UNITS ARE DESIGNED TO MEET UFAS IN SCOPE AND ANSI FOR DESIGN STANDARDS. TYPE A UNITS AND TYPE B UNITS DO NOT QUALIFY.

UNITS WITH ACCESSIBLE COMMUNICATION FEATURES. IN ADDITION TO THE 10% FULLY ACCESSIBLE UNITS, 2% PERCENT OF THE UNITS, OR AT LEAST 1 (WHICHEVER IS GREATER) MUST BE ACCESSIBLE FOR PERSONS WITH HEARING OR VISUAL DISABILITIES.

BUILDING STANDARDS: UNIFORM FEDERAL ACCESSIBILITY STANDARDS PROVIDED IN 24 CFR PART 8 AND DELINEATED IN THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 2017 A117.1.

SEE ACCESSIBILITY ON CODE ANALYSIS SHEET CP0.0 FOR ADDITIONAL INFORMATION.

IFA MINIMUM ENERGY REQUIREMENTS - APPENDIX H

ALL PROJECTS

ALL PROJECTS MUST MEET THE APPLICABLE 2020 NATIONAL GREEN BUILDING STANDARDS (ICC 700-2020 NGBS) CERTIFICATION REQUIREMENTS. EACH RESIDENTIAL BUILDING MUST BE NGBS CERTIFIED.

WHEN THE INITIAL ENERGY CONSULTANT REPORT SHOWS REQUIREMENTS THAT EXCEED THE STANDARDS DETAILED IN THIS APPENDIX, THOSE SELECTED ENERGY REQUIREMENTS MUST BE MET.

THE 2020 NGBS STANDARDS BASELINE ENCOMPASSES THE FOLLOWING:

- A. THE 2018+ CODES, INCLUDING IRC, IRC, AND IECC.
- B. THE THIRD-PARTY ENERGY CONSULTANT MUST BE CERTIFIED AS AN NGBS GREEN VERIFIER.
- C. ALL MATERIALS REGARDING NGBS CERTIFICATIONS CAN BE FOUND AT THE HOME INNOVATIONS NGBS WEBSITE.

ALL MECHANICAL SYSTEMS INCLUDING HEATING/COOLING SYSTEMS, WATER HEATING, LIGHTING, AND APPLIANCES SHALL MEET THE MINIMAL RATINGS LISTED FROM THE FOLLOWING:
A. MULTIFAMILY PROJECTS - ENERGY STAR'S EXHIBIT 1: MULTIFAMILY REFERENCE DESIGN SUMMARY OF THE ENERGY STAR MFNC V.1 (REV. 5) PROGRAM REQUIREMENTS.

AT A MINIMUM, PAINTS, COATINGS, STAINS, SEALERS, CAULKING, AND ADHESIVES SHALL COMPLY WITH GREEN SEAL STANDARDS (GS-11 AND GS-36) AND REGULATION 6, RULE 51 OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT.

PROJECTS USING ANY FEDERAL FUNDING, INCLUDING HOME OR NATIONAL HOUSING TRUST FUND, HAVE DIFFERENT BASELINE CERTIFICATION REQUIREMENTS. MULTIFAMILY PROJECTS THAT ARE 4-STORIES AND ABOVE MUST MEET ASHRAE 90.1 MINIMUM ENERGY EFFICIENCY REQUIREMENTS IN ADDITION TO THE APPLICABLE NGBS CERTIFICATION AS OUTLINED BELOW.

NEW CONSTRUCTION

PROJECTS MUST MEET THE 2020 NGBS SILVER CERTIFICATION REQUIREMENTS.

THERMAL BRIDGING MEASURES SHALL BE MAINTAINED AT THE BUILDING ENVELOPE WITH SLAB INSULATION REQUIRED AS FOLLOWS: R-10, 4" DEEP, FLUSH WITH THE TOP OF THE SLAB.

IFA CONSTRUCTION REQUIREMENTS

REQUIRED PRE-CONSTRUCTION MEETING

- 1. Pre-construction meeting with the Developer, Contractor, and Architect

REQUIRED IFA INSPECTIONS

- 1. Foundation Inspection
- 2. Progress Inspection
- 3. Pre-sheet rock Inspection
- 4. Final Construction Inspection - Upon completion of the Project when a Certificate of Occupancy has been issued for a minimum of one unit.

REQUIRED ENERGY CONSULTANT INSPECTIONS

- 1. Foundation Insulation - At the time of foundation insulation and vapor barrier installation. Radon system to be inspected here.
- 2. Pre-Drywall Inspection (Rough Verification) - Once insulation and air sealing of the building envelope is completed, and before drywall is hung: 1 Trip per Floor
- 3. Final Inspection (Final Verification) - Around substantial completion: HVAC systems started, finishes completed, appliances installed and all landscaping complete.

NGBS SCORING CRITERIA REQUIREMENTS

See Appendix in Specification for a full list of items to be included in the project to achieve the required scoring criteria.

FAIR HOUSING ACT AND SECTION 504 REQUIREMENTS

SPIN LOFTS HAS BEEN DESIGNED TO COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE FAIR HOUSING ACT OF 1988, AS AMENDED IN 1989. IN ADDITION, THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE 2017 ANSI A117.1. SEE ACCESSIBILITY ON CODE ANALYSIS SHEET CP0.0 FOR ADDITIONAL INFORMATION.

FAIR HOUSING ACT ACCESSIBILITY REQUIREMENTS

- ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE
- THE ACCESSIBLE ROUTE IS A CONTINUOUS, UNOBSTRUCTED PATH (NO STAIRS) THROUGH THE DEVELOPMENT THAT CONNECTS ALL BUILDINGS CONTAINING COVERED UNITS AND ALL OTHER AMENITIES.
- THE ACCESSIBLE ROUTE ALSO CONNECTS TO PARKING LOTS, PUBLIC STREETS, PUBLIC SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS.
- ALL SLOPES ARE NO STEEPER THAN 8.33%.
- ALL SLOPES BETWEEN 5% AND 8.33% HAVE HANDRAILS.
- COVERED UNITS HAVE AT LEAST ONE ENTRANCE ON AN ACCESSIBLE ROUTE.
- THERE ARE SUFFICIENT CURB CUTS FOR A PERSON USING A WHEELCHAIR TO REACH EVERY BUILDING IN THE DEVELOPMENT.

- COMMON AND PUBLIC USE AREAS
- AT LEAST 2% OF ALL PARKING SPACES ARE DESIGNATED AS HANDICAPPED PARKING.
- AT LEAST ONE PARKING SPACE AT EACH COMMON AND PUBLIC USE AMENITY IS DESIGNATED AS HANDICAPPED PARKING.
- ALL HANDICAPPED PARKING SPACES ARE PROPERLY MARKED.
- ALL HANDICAPPED PARKING SPACES AT LEAST 96" WIDE WITH A 60" WIDE ACCESS AISLE WHICH CAN BE SHARED BETWEEN TWO SPACES.
- THE ACCESSIBLE AISLE CONNECTS TO A CURB RAMP AND THE ACCESSIBLE ROUTE.
- THE RENTAL OR SALES OFFICE IS READILY ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES.
- ALL MAILBOXES, SWIMMING POOLS, TENNIS COURTS, CLUBHOUSES, RESTROOMS, SHOWERS, LAUNDRY FACILITIES, TRASH FACILITIES, DRINKING FOUNTAINS, PUBLIC TELEPHONES, AND OTHER COMMON AND PUBLIC USE AMENITIES OFFERED BY THE DEVELOPMENT ARE READILY ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES.

- USABLE DOORS
- ALL DOORS INTO AND THROUGH COVERED UNITS AND COMMON USE FACILITIES PROVIDE A CLEAR OPENING OF AT LEAST 32" NOMINAL WIDTH.
- ALL DOORS LEADING INTO COMMON USE FACILITIES HAVE LEVER DOOR HANDLES THAT DO NOT REQUIRE GRASPING AND TWISTING.
- THRESHOLDS AT DOORS TO COMMON USE FACILITIES ARE NO GREATER THAN 1/2"
- ALL PRIMARY ENTRANCE DOORS TO COVERED UNITS HAVE LEVER DOOR HANDLES THAT DO NOT REQUIRE GRASPING AND TWISTING.
- THRESHOLDS AT PRIMARY ENTRANCE DOORS TO COVERED UNITS ARE NO GREATER THAN 3/4" AND BEVELED.

- ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT
- ALL ROUTES THROUGH THE COVERED UNITS ARE NO LESS THAN 36" WIDE.

- ACCESSIBLE ENVIRONMENTAL CONTROLS
- ALL LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE NO LESS THAN 15" AND NO GREATER THAN 48" FROM THE FLOOR.

- REINFORCED BATHROOM WALLS FOR GRAB BARS
- REINFORCEMENTS ARE BUILT INTO THE BATHROOM WALLS SURROUNDING TOILETS, SHOWERS, AND BATHTUBS FOR THE LATER INSTALLATION OF GRAB BARS.

- USABLE KITCHENS AND BATHROOMS
- AT LEAST 30"x48" OF CLEAR FLOOR SPACE AT EACH KITCHEN FIXTURE AND APPLIANCE.
- AT LEAST 40" BETWEEN OPPOSING CABINETS AND APPLIANCES.
- AT LEAST A 60" DIAMETER TURNING CIRCLE IN U-SHAPED KITCHENS UNLESS THE COOKTOP OR SINK AT END OF U-SHAPED KITCHEN HAS REMOVABLE CABINETS BENEATH FOR KNEE SPACE.
- IN BATHROOM: AT LEAST 30"x48" OF CLEAR FLOOR SPACE OUTSIDE SWING OF BATHROOM DOOR.
- SUFFICIENT CLEAR FLOOR SPACE IN FRONT OF AND AROUND SINK, TOILET, AND BATHTUB FOR USE BY PERSONS USING WHEELCHAIRS.

SECTION 504 ACCESSIBILITY REQUIREMENTS

- EXTERIOR AND INTERIOR CIRCULATION PATHS AND ELEMENTS FOR PUBLIC OR COMMON USE SHALL COMPLY WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). A MINIMUM OF 5% OF UNITS SHALL BE DESIGNATED AS ACCESSIBLE PER UFAS AND AN ADDITIONAL 2% OF UNITS ARE FOR VISUALLY OR HEARING-IMPAIRED RESIDENTS. UFAS UNITS FOLLOW ANSI PER IFA REGULATIONS.
 - 1. UFAS ACCESSIBLE - 5 UNITS OR 7% OF TOTAL UNITS
 - 2. UFAS ACCESSIBLE COMMUNICATIONS (HVI) - 2 UNITS OR 2% OF TOTAL UNITS
- THE PROJECT INCLUDES ONE, TWO, THREE, FOUR, AND FIVE BEDROOM ACCESSIBLE UNITS DISPERSED THROUGHOUT THE PROJECT SITE. THE MULTI-FAMILY BUILDING INCLUDES AN ELEVATOR AND ALL UNITS NOT DESIGNATED AS UFAS ACCESSIBLE (TYPE 504 / A) WILL BE READILY ACCESSIBLE (TYPE B). ALL UNITS IN THE PROJECT THAT ARE REASONABLY ACCESSIBLE (EXCLUDING UPPER FLOORS OF BUILDINGS WITHOUT ELEVATOR SERVICES) WILL BE "VISITABLE."

SCHEDULE - UNIT SIZE					
ROOM NUMBER	ROOM NAME	NSF	Comments	IFA NSF	
LEVEL-01					
101	UNIT TYPE 1A (TYPE A)	647 SF	Type A	619 NSF	
103	UNIT TYPE 2B.2 (TYPE B)	880 SF	Type B	769 NSF	
105	UNIT TYPE 2C (ACCESSIBLE)	881 SF	Accessible	765 NSF	
106	UNIT TYPE 1B	651 SF	Type B	622 NSF	
107	UNIT TYPE 2B	826 SF	Type B	769 NSF	
108	UNIT TYPE 2A (TYPE A)	826 SF	Type A	765 NSF	
109	UNIT TYPE 2A (TYPE A)	826 SF	Type A	765 NSF	
110	UNIT TYPE 1B (HEARING / VISUALLY IMPAIRED)	652 SF	Hearing/Visually Impaired	622 NSF	
111	UNIT TYPE 3A (TYPE A)	1090 SF	Type A	998 NSF	
LEVEL-02					
200	UNIT TYPE 2B.1 (TYPE B)	920 SF	Type B	860 NSF	
201	UNIT TYPE 1A (TYPE A)	649 SF	Type A	619 NSF	
202	UNIT TYPE 2B (TYPE B)	826 SF	Type B	769 NSF	
203	UNIT TYPE 2B.2	880 SF	Type B	769 NSF	
204	UNIT TYPE 2B	826 SF	Type B	769 NSF	
205	UNIT TYPE 2A.1 (TYPE A)	881 SF	Type A	765 NSF	
206	UNIT TYPE 2B	826 SF	Type B	769 NSF	
207	UNIT TYPE 2B	826 SF	Type B	769 NSF	
208	UNIT TYPE 2C.1 (ACCESSIBLE)	826 SF	Accessible	765 NSF	
209	UNIT TYPE 2A (TYPE A)	826 SF	Type A	765 NSF	
210	UNIT TYPE 1B	652 SF	Type B	622 NSF	
211	UNIT TYPE 3A (TYPE A)	1090 SF	Type A	998 NSF	
LEVEL-03					
300	UNIT TYPE 2B.1	920 SF	Type B	860 NSF	
301	UNIT TYPE 1A (TYPE A)	649 SF	Type A	619 NSF	
302	UNIT TYPE 2B	826 SF	Type B	769 NSF	
303	UNIT TYPE 2B.2	880 SF	Type B	769 NSF	
304	UNIT TYPE 2B	826 SF	Type B	769 NSF	
305	UNIT TYPE 2A.1 (TYPE A)	881 SF	Type A	765 NSF	
306	UNIT TYPE 2B	826 SF	Type B	769 NSF	
307	UNIT TYPE 2B	826 SF	Type B	769 NSF	
308	UNIT TYPE 2A (TYPE A)	826 SF	Type A	765 NSF	
309	UNIT TYPE 2A (TYPE A)	826 SF	Type A	765 NSF	
310	UNIT TYPE 1B	652 SF	Type B	622 NSF	
311	UNIT TYPE 3C (ACCESSIBLE)	1090 SF	Accessible	998 NSF	
LEVEL-04					
400	UNIT TYPE 2B.1	920 SF	Type B	860 NSF	
401	UNIT TYPE 1C (ACCESSIBLE)	649 SF	Accessible	619 NSF	
402	UNIT TYPE 2B	826 SF	Type B	769 NSF	
403	UNIT TYPE 2B.2	880 SF	Type B	769 NSF	
404	UNIT TYPE 2B	826 SF	Type B	769 NSF	
405	UNIT TYPE 2A.1 (TYPE A)	881 SF	Type A	765 NSF	
406	UNIT TYPE 2B	826 SF	Type B	769 NSF	
407	UNIT TYPE 2B	826 SF	Type B	769 NSF	
408	UNIT TYPE 2A	826 SF	Type A	765 NSF	
409	UNIT TYPE 2C 1 (ACCESSIBLE)	826 SF	Accessible	765 NSF	
410	UNIT TYPE 1B	653 SF	Type B	622 NSF	
411	UNIT TYPE 3A (TYPE A)	1090 SF	Type A	998 NSF	

NOTE: NSF IN THIS TABLE IS MEASURED FROM THE INSIDE FACE OF DEMISING WALLS, CORRIDOR WALLS, AND EXTERIOR WALLS (THE PERIMETER OF THE UNIT).

IFA NSF COLUMN IS CALCULATED BASED ON FACE OF WALL TO FACE OF WALL SF OF EACH ROOM, WHERE NSF FOR A UNIT IS PROVIDED IN THIS COL. IT IS THE TOTAL OF THE NSF OF EACH ROOM MEASURED THIS SAME WAY.

AGENCY APPROVAL

**ALLEY POYNER
MACCHIETTO
ARCHITECTURE**



ADM4 Addendum 04 05/29/2026

△ REVISION DATE

Project Number: 22011

Date: May 1, 2026

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FUNDING REQUIREMENTS

G0.2

SECTION 07 2100 - THERMAL INSULATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Board insulation at cavity wall construction, perimeter foundation wall, and exterior wall behind exterior wall finish.
- B. Batt insulation in exterior wall construction.
- C. Batt insulation for filling perimeter window and door shim spaces and crevices in exterior wall and roof.

1.2 DEFINITIONS

- A. Mineral Fiber Material Composition: Insulation referred to as mineral fiber block, board, and blanket insulation is composed of fibers from mineral based substances such as rock, slag, or glass and processed from the molten state into fibrous form.
 - 1. Based on type of insulation substance, the material will be referred to as a mineral fiber when having a rock or slag base, and glass fiber with a glass or silica sand base, also considered a mineral.
 - 2. Insulation blankets are flexible units consisting of felted, bonded, or unbonded fibers formed into rolls or flat cut pieces referred to as batts; rolls are simply longer versions of batts.
 - 3. For additional information about mineral fiber and the various classification types, refer to the following reference standards; ASTM C553, ASTM C612, ASTM C665, and ASTM C726.

1.3 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on product characteristics, performance criteria, and product limitations include R- values per 2018 IECC for each product.

1.4 FIELD CONDITIONS

- A. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

PART 2 - PRODUCTS

2.1 APPLICATIONS

- A. Insulation at Perimeter of Foundation: Extruded polystyrene (XPS) board.
- B. Insulation Inside Masonry Cavity Walls: Polyisocyanurate board.
- C. Insulation Over Walls, Continuous: Polyisocyanurate board.

- D. Insulation in Metal Framed Walls: Batt insulation with no vapor retarder.
- E. Insulation in Exterior Wood Framed Walls: Batt insulation with vapor retarder, as shown on the drawings.
- F. Insulation in Wood Framed Floor and Ceiling Structure: Batt insulation with no vapor retarder.
- G. Insulation at Exterior Walls at the end of a Wood Floor Truss and Wood Roof Truss: Batt insulation with integral vapor retarder, as shown on the drawings.

2.2 FOAM BOARD INSULATION MATERIALS

- A. Extruded Polystyrene (XPS) Board Insulation: Comply with ASTM C578 with either natural skin or cut cell surfaces.
 - 1. Type and Compressive Resistance: Type XIII, 20 psi (138 kPa), minimum.
 - 2. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
 - 3. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
 - 4. Type and Thermal Resistance, R-value: Type IV, 5.0 (0.88), minimum, per 1 inch thickness at 75 degrees F mean temperature.
 - 5. Type and Water Absorption: Type XII, 0.3 percent by volume, maximum, by total immersion.
 - 6. Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to the following:
 - a. DuPont de Nemours, Inc: building.dupont.com/#sle.
 - b. Kingspan Insulation LLC; GreenGuard XPS Type IV, 25 psi: www.kingspan.com/#sle.
 - c. Owens Corning Corporation: www.ocbuildingspec.com/#sle.
 - d. Substitutions: See Section 01 6000 - Product Requirements.
- B. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, comply with ASTM C1289.
 - 1. Classifications:
 - a. Type II: Faced with either cellulosic facers or glass fiber mat facers on both major surfaces of the core foam.
 - 1) Class 1 - Faced with glass fiber reinforced cellulosic facers on both major surfaces of core foam.
 - 2) Compressive Strength: Classes 1-2-3, Grade 3 - 25 psi (172 kPa), minimum.
 - 3) Thermal Resistance, R-value: At 1-1/2 inch thick; Class 1, Grades 1-2-3 - 8.4 (1.48), minimum, at 75 degrees F.
 - 2. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
 - 3. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
 - 4. Water Vapor Permeance: 1.2 perm, maximum, at 1 inch thickness, and when tested in accordance with ASTM E96/E96M, desiccant method.
 - 5. Board Size: 48 inch by 96 inch.
 - 6. Board Thickness: As indicated on drawings.
 - 7. Board Edges: Square.
 - 8. Products:
 - a. Atlas Roofing Corporation; AC Foam Supreme Foil Faced Roof Insulation: www.atlasroofing.com/#sle.
 - b. Carlisle Coatings & Waterproofing, Inc; R2+ Matte: www.carlisleccw.com/#sle.
 - c. DuPont de Nemours, Inc: building.dupont.com/#sle.

- d. GAF; EnergyGuard Polyiso Insulation: www.gaf.com/#sle.
- e. Johns Manville; AP Foil-Faced: www.jm.com/#sle.
- f. Substitutions: See Section 01 6000 - Product Requirements.

2.3 MINERAL FIBER BOARD INSULATION MATERIALS

- A. Mineral Wool Block and Board Thermal Insulation: Complying with ASTM C612.
 - 1. Facing: None, unfaced.
 - 2. Flame Spread Index: 25 or less, when tested with facing, if any, in accordance with ASTM E84.
 - 3. Smoke Developed Index: 50 or less, when tested with facing, if any, in accordance with ASTM E84.
 - 4. Board Size: 48 by 48 inches.
 - 5. Board Thickness: 2 inches.
 - 6. Board Edges: Square.
 - 7. Thermal Conductivity (k-factor): Btu inch/hr sq ft degrees F of 0.26 per inch, minimum, at 75 degrees F when tested in accordance with ASTM C518.
 - 8. Maximum Density: 8 pcf, nominal.

2.4 MINERAL FIBER BLANKET INSULATION MATERIALS

- A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit.
 - 1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
 - 2. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
 - 3. Formaldehyde Content: Zero.
 - 4. Facing: Unfaced and Kraft faced.
 - 5. Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to the following:
 - a. CertainTeed Corporation: www.certainteed.com/#sle.
 - b. Johns Manville: www.jm.com/#sle.
 - c. Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: www.ocbuildingspec.com/#sle.
 - d. Substitutions: See Section 01 6000 - Product Requirements.

2.5 ACCESSORIES

- A. Self-Adhered Transition Flashing: Multipurpose, self-adhered flashing with modified butyl adhesive, polyester fiber top sheet, and polypropylene interlayer.
 - 1. Application: Primerless adhesion for use as through-wall flashings and wall transitions to roof and below-grade systems.
 - 2. Thickness: 45 mil, 0.045 inch, nominal.
 - 3. Size: 6 inches wide, in rolls 75 feet long.
 - 4. Tensile Strength: Greater than 1,300 psi complying with ASTM D412 test method.

- B. Adhesive: Gun grade, interior and exterior, and compatible with insulation and substrates; complies with ASTM C557.
 - 1. Application Temperature: 40 to 100 degrees F at contact surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.
- B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or materials or substances that may impede adhesive bond.

3.2 BOARD INSTALLATION AT EXTERIOR WALLS

- A. Apply adhesive to back of boards:
 - 1. Three continuous beads per board length.
- B. Install boards horizontally on walls.
 - 1. Place boards to maximize adhesive contact.
 - 2. Install in running bond pattern.
 - 3. Butt edges and ends tightly to adjacent boards and protrusions.
- C. Extend boards over expansion joints, unbonded to wall on one side of joint.
- D. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.
- E. Place 6 inches wide polyethylene sheet at perimeter of wall openings, from adhesive vapor retarder bed to window and door frames, and tape seal in place to ensure continuity of vapor retarder and air seal.

3.3 BOARD INSTALLATION AT CAVITY WALLS

- A. Install boards to fit snugly between wall ties.
- B. Install boards horizontally on walls.
- C. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.

3.4 BATT INSTALLATION

- A. Install insulation in accordance with manufacturer's instructions.
- B. Install in exterior wall spaces without gaps or voids. Do not compress insulation.
- C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

3.5 PROTECTION

- A. Do not permit installed insulation to be damaged prior to its concealment.

END OF SECTION 07 2100

SECTION 07 2600 - VAPOR RETARDERS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Vapor retarders.

1.2 DEFINITIONS

- A. Vapor Retarder: Airtight barrier made of material that is relatively water vapor impermeable, to degree specified, with seams and joints sealed to adjacent surfaces.
- B. Vapor Retarder Class: A measure of a material or assembly's ability to limit the amount of moisture that passes through that material or assembly. Vapor retarder class is defined using Procedure A, Desiccant Method at 73 degrees F and 50 percent Relative Humidity (RH), in accordance with ASTM E96/E96M and ICC (IBC)-2018, as follows:
 - 1. Class I (vapor barrier): 0.1 perm or less.
 - 2. Class II (vapor retarder): Greater than 0.1 perm to 1.0 perm.
 - 3. Class III (permeable): Greater than 1.0 perm to 10 perms.

1.3 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on material characteristics, performance criteria, and limitations.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience.

1.5 FIELD CONDITIONS

- A. Maintain temperature and humidity recommended by materials manufacturers before, during, and after installation.

PART 2 - PRODUCTS

2.1 VAPOR RETARDERS

- A. Underslab Vapor Retarders: See Section 03 3000.
- B. Vapor Retarder Sheet: Polyethylene sheeting complying with ASTM D4397, clear colored.
 - 1. Thickness: 10 mil, 0.010 inch, nominal maximum.
 - 2. Class I or Class II Vapor retarder

3. Seam and Perimeter Tape: Polyethylene self-adhering type, mesh reinforced, 2 inches wide; compatible with sheet material.
4. Products: Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to the following:
 - a. Tex-Trude: www.tex-trude.com/#sle.
 - b. Certainteed MemBrain.
 - c. Substitutions: See Section 01 6000 - Product Requirements.

2.2 ACCESSORIES

- A. Sealants, Tapes, and Accessories for Sealing Vapor Retarder and Adjacent Substrates: As indicated, complying with vapor retarder manufacturer's installation instructions.
- B. Flexible Flashing: Self-adhesive sheet flashing complying with ASTM D1970/D1970M; slip resistance requirement waived if not installed on roof.
 1. Width: 4 inches.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces and conditions comply with requirements of this section.

3.2 PREPARATION

- A. Remove projections, protruding fasteners, and loose or foreign matter that might interfere with proper installation.

3.3 INSTALLATION

- A. Install materials in accordance with manufacturer's installation instructions.
- B. Vapor Retarders: Install continuous airtight barrier over surfaces indicated, with sealed seams and sealed joints to adjacent surfaces.
- C. Apply tapes and adhesives within recommended temperature range in accordance with manufacturer's installation instructions.
- D. Mechanically Fastened Sheets - Vapor Retarder on Interior side of exterior wall assemblies:
 1. When insulation is installed within assembly, install vapor retarder over insulation.
 2. Anchor to wood framing using large-headed nails or staples at 12 to 18 inches on center along each framing member covered; cover fasteners with seam tape.
 3. Anchor to metal framing using seam tape, adhering at least one-half of tape width to metal substrate.
 4. Seal seams, laps, perimeter edges, penetrations, tears, and cuts with self-adhesive tape, providing an airtight seal.
 5. Locate laps at framing members; at laps fasten one sheet to framing member then tape overlapping sheet to first sheet in shingle fashion to shed water.
 6. Seal entire perimeter to structure, window and door frames, and other penetrations.

7. Where conduits, pipes, wires, ducts, outlet boxes, and other items are installed within insulation cavity, pass vapor retarder sheet behind these items and over insulation to maintain airtight seal.

E. Openings and Penetrations in ~~Exterior~~ Vapor Retarders at exterior wall assemblies:

1. Install flashing over sills, covering entire sill framing member, and extend at least 5 inches onto vapor retarder and at least 6 inches up jambs; mechanically fasten stretched edges.
2. At openings with frames having nailing flanges, seal head and jamb flanges using a continuous bead of sealant compressed by flange and cover flanges with sealing tape at least 4 inches wide; do not seal sill flange.
3. At openings with nonflanged frames, seal vapor retarder to each side of framing at opening using flashing at least 9 inches wide and covering entire depth of framing.
4. At head of openings, install flashing under vapor retarder extending at least 2 inches beyond face of jambs; seal vapor retarder to flashing.
5. At interior face of openings, seal gaps between window/door frame and rough framing using appropriate joint sealant over backer rod.
6. Service and Other Penetrations: Form flashing around penetrating items and seal to surface of vapor retarder.

3.4 PROTECTION

- A. Do not leave materials exposed to weather longer than recommended by manufacturer.

END OF SECTION 07 2600