

TIER I, TIER II, TIER III

TIER III = (750 – 1100 conditioned SF), at least 2bd/1bth, NO GARAGE 1yr warranty, Central HVAC 16 SEER, vinyl double paned low E glass windows, at least R – 19 in walls R – 30 in ceiling insulation, applicances = New & all to be of same MFG stove/cooktop, built in microwave , garbage disposal, dishwasher, kitchen and bathroom counter tops to be of water resistant material, if material is pourous and requires sealant- sealant shall be applied

TIER II = (1100 - 1400 conditioned SF), at least 3 bd/2bth, 1 car/carport, 1-3 yr warranty, central HVAC 18 SEER, vinyl double paned low E glass windows, at least R-19 in walls R – 30 in ceiling insulation , appliances = New & all to be of same MFG stove/cooktop, built in microwave, garage disposal, dishwasher, kitchen and bathroom counter tops to be of granite or comparable materials

TIER I = (1401+ conditioned SF), greater than 3 bd/2bth, 2 car garage, 3+ yr warranty, central HVAC 20 SEER, vinyl double paned low E glass argon gas filled windows, R – 19 in walls R – 30 in ceiling insulation , appliances = New & all to be of same MFG stove/cooktop, built in microwave, garbage disposal, dishwasher kitchen and bathroom counter tops to be of granite or comparable materials

MINIMUM RESIDENTIAL CONSTRUCTION STANDARDS & SPECIFICATIONS

Return your completed excel files to info@houstonlandbank.org

Houston Land Bank
Revised: Mar 2022

Terminal Objective: To construct a single-family home under the new Tier Structure and Framework subject to COH approved plans,subject to sealed engineered plans as required, and subject to the specifications detailed below.

Name of Builder:	Block 37 LLC
Offer Submission Date:	
List All Plan numbers and Names that apply	EBH Model 2, 5709 Haight St
List Sq footages of all Plans that apply	1321 sqft living/1828sqft total

If any conflicts between any specifications listed or detailed below and project relevant COH permit approved Engineered or Sealed Plans and Notes/Details exist, Then the relevant permit approved Engineered or Sealed Plans and specifications or construction notes will govern. If no Engineered or Sealed Plans or Notes/Details exist or apply, these specifications will be the MINIMUM construction standard or requirement.

1 Sitework	Standard Met
<p>a. <u>Site Clearing</u>: All trees/structures within 3 linear feet of building footprint have been removed & hauled away</p> <p>b. <u>Site Drainage</u>: Final grade for positive drainage per minimum COH Code Enforcement standards--drain to ROW not crossing property lines--to include NO PONDING or STANDING WATER, after 24hrs of rain event, within 2 linear feet of any slab on grade nor ponding under house or in crawl spaces if pier & beam foundation. NO PONDING or STANDING WATER, after 24hrs of rain event, in/around walk or pathways to/from main front/back entrances of home</p> <p>c. <u>Drainage, Culverts, and Sidewalks</u>: as required/determined by site specific COH permitting standards per Structural and/or Civil Engineer sealed plans and notes/details.</p> <p>d. <u>Driveways</u>: as required/determined by site specific COH permitting standards, per structural engineer sealed plans and note details.</p> <p>i. Width: Per COH approved site plan or others related</p> <p>ii. Material: At least 3000 psi Concrete</p> <p>iii. Thickness: 6" at approach or in ROW, 4" at parking pad</p> <p>f. <u>Landscaping</u>: as required/determined by site specific COH permitting standards</p> <p>i. Sod on Yard--St. Augustine or comparable</p> <p>1. Coverage of entire yard</p> <p>ii. Decorative landscape package:</p> <p>1. Front: Minimum COH permit required trees & calipers plus decorative shrubs, bushes, and/or flowers. New mulch around all new trees and in all flower beds</p> <p>g. <u>Fencing</u>:</p> <p>i. Minimum 6' tall privacy wooden fence w/ treated or cedar lumber pickets and concrete set posts to enclose the backyard</p> <p>ii. At least (1) one access gate with ability to lock. Provide padlock and keys.</p>	<p>Positive drainage per minimum COH Code Type text here P</p> <p>Drainage,Culverts, and Sidewalks: to be completed to engineered plan</p> <p>Driveways will be completed to engineered plans</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>will meet COH permitting standards</p> <p>St Augustine coverage of yard</p> <p>Front yard to meet COH permit requirements</p> <p>yes</p> <p>yes</p>
<p>2 Foundation and Structure:</p> <p>a. <u>Geotechnical and/or Soils Report</u>: Site specific geotechnical report REQUIRED for REQUIRED Sealed Structural Plans</p> <p>b. <u>Foundation and Structural Components</u>: REQUIRE design per sealed structural engineer plans AND per COH permitting requirements & approvals</p> <p>c. <u>Building Pad</u>: remove 18" existing soils within building footprint including 12" overburden, replace w/ 18" compacted select fill</p> <p>d. <u>Types of allowable foundations</u>: Slab on Grade & Pier-and-Beam, others by review & approval. Other foundation designs will REQUIRE a submission of related sealed structural and/or geotechnical engineered drawings and reports.</p> <p>i. <u>Slab on Grade</u>: at Least 3000 psi concrete, 6" slab, 1'x2' perimeter & interior beams, #4 rebar 18" OC, post tensioned, or per sealed structural engineered plans & specs</p> <p>ii. <u>Pier & Beam</u>: Pier design, depth, dimension, and number will REQUIRE geotechnical and structural sealed plans & notes. Beams/Subflooring by engineer design or minimum 6x10 wood beams 8' OC, 2x12 floor joists 18" OC, decking to be 1-1/2" tongue and groove deck boards. Plywood, OSB, or comparable</p> <p>e. <u>Walls and/or Structural Framing & Windstorm design</u>: REQUIRE sealed/engineered plans and specifications</p> <p>f. <u>Off-Site built, Pre Manufactured Structural Components, or Modular Structures</u>: TBD upon submittal of Sealed/Engineered Plans and Specifications</p>	<p>yes</p> <p>Foundation to meet engineer, city, and COH permitting requirements</p> <p>Yes</p> <p>Plans require slab on grade</p> <p>Yes</p> <p>N/A</p> <p>Walls and windstorm to be completed to engineered plans</p> <p>N/A</p>
<p>3 Exterior:</p> <p>a. <u>Exterior Materials</u>: Siding to be Hardi, Cedar, Pine, Brick/Stone other comparable. Sealed and Painted to provide adequate weather protection to ensure exterior materials do not peel, flake, warp, or fade. Exterior materials to coincide w/ primary neighborhood conditions</p>	<p>Hardi siding, with some Brick/stone. All to be sealed and painted</p>

b. Soffit Vents: Continuous and of similar material as Exterior Siding Material. Hardi or other comparable	Yes
c. <u>Gutters and Downspouts</u> : Material to be aluminum or comparable AND as necessary to ensure Positive Drainage as detailed above in item 1B--Sitework to include splash blocks	Yes
d. <u>Exterior Electrical</u> : (2) Two Exterior Grade electrical outlets. One at the front and One at back of the home. (3) exterior grade light fixtures. One at/near the front entrance and One at/near the back entrance. Provide exterior flood light fixture w/ motion detection at garage door. 1 outlet for garage door opener.	All listed on 3(d) will be provided
d. <u>Exterior Plumbing</u> : (2) Two Hose bibs. One at the front and One at back of the home. Accessible plumbing cleanouts.	All listed on 3(f) will be completed
f. <u>Roofing</u> : Underlayment to be 30 lb. Felt Paper or comparable, Shingle Material to be 30 yr. composition shingles, include proper ridge venting, all roofing boots or necessary roofing vents & covers. Paint all roof vents and piping to match exterior of home.	
g. <u>Wall Vapor Barrier</u> : TYVEK, 30 lb. Felt Paper or other comparable. Appropriate tape seal at all seams/joints.	Tyvek will be provided to tape and seal all joints
h. <u>Doors</u> : Hung plumb and square to be of Wood, Metal, or comparable approved material. Exterior doors will NOT be of hollow wood material. Interior thumb locked dead bolt in addition to typical door hardware.	All wood doors will be provided to specifications
i. <u>Windows</u> : Energy efficient insulated single paned Low E rated glass. Vinyl or comparable frame. Frame colors to be relevant to final exterior colors	
j. <u>Garage doors</u> : Aluminum or comparable material with design or pattern. Door to be painted. Provide automatic garage door opener.	Aluminum garage doors with automatic opener to be installed

4 Interior:

a. Finishes:	
i. Interior walls will be textured (orange peel, knock down, or comparable) and painted	
ii. Wet area FLOOR finishes (Kitchen, Bathrooms, Door Entries) will be of water-resistant materials (Ceramic tile, laminate, or comparable)	
iii. Wet area WALL finishes to be of water-resistant materials (ceramic tile, or comparable) and use NON-sanded grout if applicable	
iv. Door hardware finishes to be Kwikset, Schlage or comparable	4(a) All will be completed
b. Wood trim interior:	
i. Baseboards at least 9/16" x 3 1/4" (Wood, MDF, or comparable)	4(b) Baseboards and door trim all to meet requirements (MDF)
ii. Door Trim/Casing at least 1 1/16" x 2 1/4" (Wood, MDF, PVC or comparable)	
c. Cabinets and Countertops:	
i. Kitchen/Bathroom Cabinets: Prefabricated Hampton Bay or comparable (Stained or Painted)	Yes
ii. Countertops: will be of water resistant material. If material is porous and requires sealant for water resistance, sealant shall be applied.	Granite Countertops throughout home
d. Electrical	
i. Light fixtures in each room w/ corresponding switches. Exhaust fans and switches as required per plan & COH inspections at Minimum in each bathroom and utility room	yes
ii. Energy efficient lights bulbs REQUIRED Eco Smart 60w equivalent	recessed LED lighting
iii. Ceiling Fans in all bedrooms and in family room.	Ceiling fans in bedrooms and family room
iv. At least one Duplex Outlet on each wall with a MINIMUM spacing of receptacles at 12 linear feet.	yes
v. Pre-wired for security alarm	yes
vi. At least (1) one Phone Jack installed per house in a common area	yes
vii. TV Cable wiring in bedrooms and family room	yes
viii. Smoke and Carbon Monoxide detectors as required per COH permitting/inspection	provided to COH code
xiv. Electrical Receptacle Placement	All provided to COH code
<u>Kitchen</u> – All receptacles (electrical outlets in a kitchen) should be GFCI-protected except for special circuits such as a refrigerator receptacle.	
<u>Kitchen</u> – GFCI receptacles shall be a minimum distance of 24 inches from a sink.	
<u>Bathroom</u> – All receptacles should be GFCI and at least 3 feet from Tub – Shower.	
All interior receptacles should be 12 inches above finish floor.	
<u>Garage</u> – All receptacles should be 18 inches or more above the finish floor.	
<u>Standard Light Switch Height and location</u> – The bottom of the switch box should be located 48 inches above the finish floor and on the strike side of the door.	
e. Plumbing	
i. Water Supply Piping per COH permit requirements and approval but at least copper, PVC, or comparable	All plumbing provided to meet or exceed COH requirements
ii. Wastewater or Sanitary Lines per COH permit requirements and approvals but at least PVC or comparable	
iii. Washer/Dryer connections side by side or stackable per approved plan	
iii. Gas AND Electric connections as needed	
iii. Ice Maker Waterline Hookup	
iv. Water heater: at least 50/70 gallon or comparable supply	
v. Fixtures: American Standard or comparable	
f. Equipment	
i. Kitchen: Gas or Electric, range or cooktop & oven	Yes
ii. Microwave: Built in, over range, or other comparable	Microwave above range installed w/ventilation
iii. Kitchen exhaust and/or ventilation	
iv. Dishwasher	
v. Garbage Disposal	
g. Minimum ADA Compliance Requirements	
i. Accessible Means of Egress and Routes:	
• Main entrance must be at least 36 inches wide with 36 inches of clearance at the strike side of the door.	
• Hallways must accommodate a wheelchair.	
ii. Bathroom	
• Bathroom sink must be at minimum 34 inches above the finished floor.	
• Clear floor space: minimum diameter of a wheelchair turning radius is 60 inches. Must be a whole 60 inches of clearance for easy turning of the average wheelchair.	
• Toilet/water closet must be at minimum 60 inch turning radius with its flush lever located on the open side. The center of the toilet must be between 16 to 18 inches of space from the side wall, and the toilet seat must be at least 17 to 19 inches above the finished floor.	
iii. Kitchen/Common Area	
• Clear floor space minimum diameter of a wheelchair turning circle is 60 inches. There must be a whole 60 inches of clearance for easy turning of the average wheelchair between obstructions.	All hallways, door clearances, and walkways to meet minimum current ADA compliance requirements
	All Bathrooms, Kitchen, and common areas to meet minimum current ADA compliance requirements

5 Energy Efficiency:

a. HVAC: Gas or Electrical Central Heat/AC.	yes
i. AC min 3-ton 16 SEER split system up to 1500 SF home. If larger than 1500 SF home add 0.5 ton per 250 SF.	yes, 3-ton 16 Seer system for 1321 SF home
ii. HEAT min 70,000 btu up to 1500 SF home. If larger than 1500 SF add 50 btu's per SF	yes
iii. Install 'lockable' security cage around exterior condensing unit. Provide padlock and key	installed behind lockable fence with padlock
c. Insulation:	
i. Wall at least R-19 (rolled or batt)	yes
ii. Attic or Ceiling at least R-30 value (if blown in at Least 12" thick)	blown
f. Energy Star IS REQUIRED:	yes
g. Programmable Thermostat	yes
h. Foam sealant at foundation sill plate, around doors, windows, & j-boxes	yes
i. Caulking or continuous seal at all trim, molding, joints to ensure no gaps	yes