

DIVISION 1 GENERAL REQUIREMENTS

SECTIONS:

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1.1 A General:

1. The contractor shall obtain and pay for the General Building Permit. The contractor, and/or his subcontractors, shall obtain and pay for other permits required.
2. The contractor shall install and maintain dust barriers, temporary covers and temporary doors as required to maintain security, safety and cleanliness.
3. The contractor shall provide daily cleanup of construction areas.
4. The contractor shall provide secure temporary supports as required and maintain until permanent supports are fully in place.
5. At job completion, the contractor shall provide a "broom clean" work area and shall, in addition, remove and clean all stains and paints from glass, flooring, laminate, metal and similar finishes.
6. Waiver of Liens. Before starting work on the project, the contractor shall file a waiver of liens with the office of the Prothonotary, stating that he and all subcontractors in his employ waive any right to file a lien against the property during the course of this construction project or thereafter.
7. Upon completion of the project, and prior to final payment, the contractor shall provide a complete release of all liens with all subcontractors and suppliers, stating that each has received payment for all labor and materials relating to the project and disclaiming any right to file a lien against the property.
8. Before the start of work, the contractor shall provide to OHCD/PHDC/RDA all applicable certificates of insurance stating all types and amounts of coverage.
9. Contractor's Responsibility. Unless otherwise specifically noted, the contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work.
10. Codes and Regulations. The contractor and his subcontractors shall comply with all laws, ordinances, rules, regulations, and orders of any public authority bearing on the performance of the work.

11. Standards. Quality of materials and workmanship shall generally be in accordance with the best standards and practices of the trades involved.
12. Any discrepancy in the Drawings or Specifications shall be brought to the attention of OHCD/PHDC/RDA.
13. The contractor shall examine the site and verify all dimensions and conditions before starting construction. Report any discrepancies immediately to the Architect.
14. Samples. To establish standards of quality acceptable to OHCD/PHDC/RDA for finishes, the contractor shall provide samples as required in the Specifications and Drawings.
15. Shop drawings showing all essential construction, finishes, materials, field dimensions, views and other details shall be provided for approval. Provide three copies; one for OHCD/PHDC/RDA, one for the architect and one to be returned to the contractor.
16. Substitutions and "Or Equal." Product names are given as a standard of type and quality. OHCD/PHDC/RDA will approve other products which, in its opinion, are of equal quality and performance. For any proposed substitution, Contractor shall provide sufficient catalog sheets, technical information and/or samples to OHCD/PHDC/RDA for its approval. Use of substitutions is subject to such approval; substitutes shall not be installed until approval is granted.