



Request for Qualifications

For

Preferred Construction & Defensible Space Vendors

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INTRODUCTION

Fire safety is critically important to residents in rural areas. More than half of Lake County’s unincorporated communities are located within very high or high fire severity zones. To better protect the homes of residents living in areas most vulnerable to wildfire, North Coast Opportunities (NCO) has been selected to establish a pilot California Wildfire Home Hardening Program in collaboration with the California Office of Emergency Services (Cal OES) and the California Department of Forestry and Fire Protection (CALFIRE).

This program will focus on retrofitting homes with fire-resistant materials and creating defensible space around homes in the Kelseyville Riviera Community Association (95451). It will provide direct financial assistance to support home hardening work for socially vulnerable and low and moderate-income homeowners, in addition to providing community and homeowner wildfire education on defensible space and home retrofitting.

In support of this grant program, NCO is seeking qualified Vendors to provide as needed home hardening retrofits and defensible space in the Kelseyville Riviera Community Association (95451). Home hardening addresses the most vulnerable components of a home with building materials and installation techniques that increase resistance to heat, flames, and embers that accompany most wildfires. Qualifying homes include Single-family homes and multi-family homes such as duplexes and quadplexes may all be considered. Mobile and manufactured homes may also be eligible. A home assessment will determine the specific measures which may be taken at a homesite. Commercial buildings and apartment complexes do not qualify for this program at this time.

All work completed under the scope of this agreement shall be done in accordance with the California Building Code Chapter 7A. Interested vendors who meet the minimum requirements outlined in Section 1.1 below, may submit a Statement of Qualifications (SOQ) for any or all of the following ten (10) service categories for on site-built, modular, and mobile homes:

1. Roof Removal, Repair or Replacement (see Requirements for Service on Page 9-10)
2. Windows/ Doors Installation, Repair or Replacement (see Requirements for Service on Page 11-12)
3. Vent Removal, Repair or Replacement (see Requirements for Service on Page 13-14)
4. Garage Door Repair or Replacement (see Requirements for Service on Page 15)
5. Gutter Repair, Removal, or Installation (see Requirements for Service on Page 16)
6. Walls/Siding Installation, Repair or Replacement (see Requirements for Service on Page 17)
7. Attachments to Residence Removal, Repair or Replacement (see Requirements for Service on Page 18)
8. Mobile Home Hardening Elements (see Requirements for Service on Page 19)
9. Defensible Space (see Requirements for Service on Page 20-21)
10. Auxiliary Buildings & Structures (see Requirements for Service on Page 22)

RFSQ OBJECTIVE

The objective of this RFSQ process is to create a pool of Qualified Vendors to update harden homes against the risk of wildfire losses through ignition resistant retrofit measures, defensible space, and/or retrofit homes so they may be more resistant to heat, flames, and embers. If approved as a Qualified Vendor, NCO will enter a Master Services Agreement with each vendor establishing them as part of the pool as an NCO Contractor. Once the pool of Qualified Vendors has been compiled, specific Work Order bids will be published by NCO to the pool members ONLY. Bids will be accepted on an as-needed basis at the discretion of the vendor. There is no guaranteed minimum amount of work. Any vendor interested in becoming a Qualified Vendor shall submit a letter of interest based on the initial requirements below.

QUALIFIED VENDOR LETTER OF INTEREST REQUIREMENTS

1. CONTRACTOR CAN MEET MINIMUM QUALIFICATIONS

The following minimum qualifications apply to all the ten (10) service categories listed in Section 1, Scope of Work above.

- a. General Contractor must hold a current license as a General “B” (Residential Builder), “B-2” (Residential Remodeler), HIC (Home Improvement Contractor), C-47 (General Manufactured Housing Contractor) and/or C-61 (Limited Specialty) in California.
- b. Roofers must hold a current license as a D-39 in California.
- c. Defensible Space Contractors must hold a current license as a D-49 (Tree Service) and/or C-27 (Landscaping Construction) in California.
- d. Contractor must not be debarred from conducting business with the State of California.
- e. Contractor must not be on the SAM.Gov Debarment or Suspended list.
- f. Contractor must possess a current business license where required by local law.
- g. Contractor must provide proof of sufficient worker’s compensation, general liability insurance in compliance with NCO’s 1 million dollar minimum per occurrence, per contract.
- h. Contractor must possess sufficient financial stability to enable the Contractor to finance the construction projects for 30-days while reimbursement from North Coast Opportunities is processed.
- i. Contractor is expected to comply with 2 C.F.R 200., Federal guidelines on federally funded projects.
- j. Contractors are required to provide a Performance Bond for 100% of the contract price.
- k. Contractors are required to provide a Payment Bond for 100% of the contract price.
- l. Payment and Performance Bonds are not required on Contract Price less than twenty-five thousand dollars (\$25,000).

2. CONTRACTOR WILL AGREE TO ASSIGNMENT OF WORK PROCESS

The Work Order process shall be a defined project upon which qualified Contractors will submit competitive bids.

- a. The bid price will determine the task order stipulated lump sum compensation.
- b. Work will be awarded to the lowest qualified bidder.
- c. Work Orders will include a Statement of Work which will describe in detail the scope and the work required for the performance thereof.
- d. Payment for all work shall be firm fixed price contract.
- e. Contractors are not required to bid on Work Orders if they choose not to.
- f. Only those Contractors qualified for the specific category will be contacted to submit bids on Work Orders.
- g. NCO reserves the right to use other than the lowest cost Contractor(s) if, in its sole discretion, it is deemed necessary to respond to an emergency, or to ensure work is completed within a narrow window of opportunity.
- h. Any and all bids may be rejected if there is a sound documented reason. 2 CFR 200.320
- i. Contractor agrees to furnish all labor, materials, tools, equipment, permits, licenses, HOA committee review fees & applications, and services for the work.
- j. All work shall be performed in a workmanlike manner, in accordance with State and Local Building Codes and applicable ordinances, industry standards and manufacturer specifications.
- k. Substantial Completion shall be achieved within thirty (30) calendar days, dependent on the extent of the scope of work, with an additional seven (7) calendar days shall be allowed for final completion to include punch list items. Substantial Completion is the state in the progress of the work when the work is sufficiently complete in accordance with the Contract Documents so that the work can be occupied and utilized for its

intended use. The number of calendar days from the date of the Notice to Proceed through the date set forth for substantial completion shall constitute the “Term”.

- l. The property shall remain homeowner occupied during construction.
- m. Any defects or deficiencies in materials or workmanship that are deemed by NCO as needing immediate correction shall be addressed within ten (10) days of written notification to the contractor.
- n. All communications, written or verbal, shall be conducted between the Contractor and homeowner through the NCO Project Manager. If the Contractor has questions or clarifications that need to be made, the Contractor shall contact the Project Manager to discuss the issues that need clarification. Written correspondence shall be in email form and shall be addressed to the Project Manager. Whenever practical, the use of email is preferred form of communication for the project correspondence, and it is recommended that all verbal communications regarding design or contract related issues be followed up with a confirmatory email to the parties involved. The Contractor will be required to respond to any phone, verbal, or electronic communication from the Project Manager, or any other representative of the Home Hardening Program, by the close of business the next day.

3. CONTRACTOR WILL AGREE TO PROCESS FOR CHANGES IN THE WORK

Except in an emergency, endangering life or property, no changes in the work shall be made by the Contractor unless Contractor receives a prior written change order signed by the homeowner AND the Project Manager of NCO.

- a. The Agreement sum and Term may be changed only by written Change Order. No extra costs will be paid to Contractor when Contractor has neglected to properly evaluate the extent of the work.
- b. All substitutions and change orders will be approved, in writing, by NCO Project Manager prior to installation, or Contractor risks replacing such materials at their own expense.
- c. Contractor will contact the NCO Project Manager immediately for change orders requiring immediate attention.
- d. Contractor will photograph all work for client file.

4. CONTRACTOR CAN FULFILL GENERAL RESPONSIBILITIES

Contractor can show intent that they will agree to be bound by all terms and conditions of the contract documents which will include:

- a. Worksite
 - i. Contractor shall always have a competent resident job superintendent on the worksite while work is in progress. The superintendent will be Contractor’s representative at the worksite and shall have authority to act on behalf of Contractor. All directions given to the superintendent shall be binding on Contractor.
 - ii. Contractor shall confine construction equipment, stored materials and equipment, and the operations of workers to only those areas prescribed by NCO. Contractor is responsible for the secure storage of all equipment and materials. The Homeowner and NCO will not be held liable for any losses or damages sustained during the construction project. The Contractor will not store equipment and materials on site that is not used for the work described in the contract/work order for that homesite.
 - iii. During the progress of the work, Contractor shall keep the premises free from accumulation of waste materials, rubbish, and all other debris resulting from the work. At the completion of the work, Contractor shall remove all waste materials, rubbish, and debris from and about the premises, as well as all tools, appliances, construction equipment and machinery, and surplus materials, and shall leave the site clean and

- ready for occupancy by the homeowner. Contractor shall restore areas disturbed by construction measures to original condition.
- iv. Contractor is responsible for any damages made to the property as a result of performing the scope of work that may occur during the construction period. Contractor will repair or replace all damaged property at no cost to NCO nor the Homeowner.
- b. Construction Debris Removal & Disposal
 - i. Contractor shall be responsible for the removal of their own debris, recyclable materials, and green waste.
 - ii. Contractor is required to recycle 65% of all debris and show proof by receipt from refuse centers.
 - iii. Contractor shall provide onsite portable toilet facilities when necessary for staff use in accordance with KRCA's Building Guidelines.
 - iv. When applicable, Contractor shall provide plastic dust barrier to renovated areas to minimize dust and use drop cloths to protect flooring and furniture.
 - v. Contractor shall vacuum and clean all areas outlined in the specific Scopes of Work for each project.
 - c. Personnel
 - i. Contractor shall appoint one individual to act as the representative regarding the contract. Contact numbers for this individual and for a secondary or back-up person shall be provided to NCO.
 - ii. Contractor shall utilize competent employees in performing the work. At the request of NCO, Contractor shall replace any incompetent, unfaithful, abusive and/or disorderly person in Contractor's employ. NCO and Contractor shall each be promptly notified by the other of any complaints received. Smoking and/or vaping is prohibited at homeowner's premises and Contractor shall assure that its employees, Sub-Contractors, and Sub-Contractor's employees abide by the NCO's smoking regulations. All Contractor's and Sub-Contractor's vehicles shall have their company names located on the sides and all personnel shall be required to wear company attire. Contractor shall coordinate services with NCO's Project Manager for purposes of this contract whose phone number is 707-998-8665.
 - d. Working Hours
 - i. Normal work hours are from 7:00 A.M. to 5:00 P.M., Monday through Friday. Any changes in the work hours must be agreed to by the Project Manager, homeowner and Contractor and any Sub-Contractors.
 - e. Signage
 - i. Contractor shall not display any signs, posters, or other advertising matter in or on any part of the Work or around the site thereof without the specific approval in writing by NCO.
 - f. Permits
 - i. Contractor should promptly secure all necessary licenses, permits, inspections and approvals required prior to work beginning and allow all inspections of all work by authorized personnel.
 - ii. Contractor or Company Representative will be onsite at all inspections.
 - iii. Contractor shall pay for and post on site all permits and licenses necessary to complete the project.
 - iv. Contractor and any Sub-Contractors must have current licenses required by the State and County.
 - v. Contractor shall provide current copies of company's vehicle insurance.
 - vi. Contractor shall comply with all applicable laws, ordinances, rules, regulations, HOA building regulations, and orders of any public body having jurisdiction over the safety of persons or property, or to protect them from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. All, injury, or

loss to any property caused, directly or indirectly, in whole or in part, by Contractor, any Sub-Contractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, shall be remedied by Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as the work is completed and accepted by NCO.

- vii. Pre-construction nesting bird surveys will be conducted prior to any construction activity and within 7 (seven) days of the commencement of work within nesting bird season (February 1st to August 31st). NCO will be responsible for the expense of the original nesting bird survey. Vendor agrees that any such delay, inefficiency, or interference at no fault of NCO, causing any additional nesting bird surveys to be conducted, will be at the expense of Vendor.
- viii. If any Historic, Native American and/or Archeological artifacts are unearthed during construction, all work must be halted immediately, and Contractor must notify NCO Project Manager. The FEMA Record of Environmental Consideration will be provided to the selected vendors before the quote process. (The REC is issued when FEMA approves the project and will include any environmental conditions)

g. **Damage**

- i. Any damage to the existing facilities or surrounding grounds shall be restored by the Contractor to an acceptable condition as directed by NCO's Project Manager. No additional compensation shall be made for site restoration.

5. **WARRANTY**

Contractor shall guarantee to correct any work that fails to conform to the Contract Documents and shall correct such defects due to faulty materials, equipment, or workmanship which appear during the progress of the work or within a period of one (1) year from the date of final inspection and acceptance or such longer periods of time as may be specified by law or by the terms of any special guarantees required by the Contract Documents.

The provisions of the contract will apply to work done by sub-Contractors as well as work done by Contractor. Furthermore, Contractor shall furnish homeowner with all manufacturers and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract.

6. **EMERGENCIES**

In an emergency affecting the safety of life or property, Contractor, without special instruction or authorization from NCO Project Manager, will be permitted, authorized, and directed to act at its own discretion to prevent threatened loss or injury.

Except in the case of an emergency requiring immediate remedial work, any work performed after regular working hours, on Saturdays, Sundays, or legal holidays, shall be performed without additional expense to NCO unless such work has been specifically requested and approved by NCO Project Manager.

Contractor will agree to file with NCO Project Manager the names, addresses and telephone numbers of their representatives who can be contacted at any time in case of emergency. Contractor representatives must be fully authorized and equipped to correct unsafe or excessively inconvenient conditions on short notice by NCO or the public inspectors.

7. **DEFAULT**

Vendor will agree that NCO reserves the right to immediately cancel either in whole or in part any portion of this Agreement due to failure of Contractor to carry out any obligation, term, or condition of the agreement. NCO will issue a written notice of default effective immediately and not deferred by

any interval of time. Homeowner will specifically acknowledge that a default shall be any act or failure to act on the part of Contractor including, but not limited to, any of the following:

- a. Contractor fails to adequately perform the services set forth in the specifications of this agreement.
- b. Contractor provides material that does not meet the specifications of this agreement.
- c. Contractor fails to complete the work required within the time stipulated in this agreement; and Contractor fails to make progress in the performance of this agreement and/or gives the NCO reason to believe that Contractor will not or cannot perform to the requirements of this agreement.

8. CONTRACTOR WILL ENTER 3RD PARTY AGREEMENT WITH HOMEOWNER AND NCO

There will be a third-party agreement made and entered between NCO, the Homeowner, and the Licensed Contractor who will be performing the retrofit on the assigned home and/or Defensible Space. Resident may have a cost share. For homeowners with income exceeding 120% AMI in which the homeowner is contributing funds directly payable to NCO.

9. CONTRACTOR WILL AGREE TO INVOICING AND PAYMENT PROCEDURE

The Project Manager and Home Assessors will verify the reported work completion which includes a physical inspection of the property and Lake County permit clearance if applicable. After verification of the work and permit clearance, the Contractor will prepare and submit an invoice. The Project Manager will investigate any discrepancies and make the final determination.

- a. Contractor shall claim payment only for the amount quoted per project's work order and contract. Contractor will not be compensated for work done beyond what was assigned and approved by the Project Manager. Any excess hours not approved will be absorbed by contractor.
- b. Invoicing
 - i. NCO will pay Contractors within 30 days of receipt of an invoice. NCO's obligation is payable only and solely from funds appropriated for the purpose of this Agreement.
 - ii. The period of performance specified in Contractor's invoice(s) must coincide with the period of performance specified in the applicable Work Order.
 - iii. Each invoice submitted by Contractor shall specify:
 1. NCO Work Order number and Contractor's Master Agreement number
 2. Date(s) when work was performed
 3. Address or Assessor's I.D. of the property/parcel where work was performed
 4. A brief description of the deliverable(s) for which payment is claimed, the respective number(s) assigned to the deliverable(s), and the individual amount being billed for each allowable deliverable.
 5. The total amount of the invoice.
 - iv. Invoices shall be submitted to homehardening@ncoinc.org

If Vendor believes they would be a good candidate for the RFSQ Pool based on the above requirements, please submit a Letter of Interest to homehardening@ncoinc.org no later than January 1, 2025, 5:00pm. Letters will be reviewed as received and Vendors will be notified in writing via email of acceptance to the RFSQ Pool no later than January 31, 2025.

Questions should be directed to: homehardening@ncoinc.org

REQUIREMENTS FOR SERVICE CATEGORY #1
ROOF REMOVAL, REPAIR, OR REPLACEMENT
(PERMIT REQUIRED)

DISCLAIMER: All work specified below is not all-inclusive. They are general requirements so Contractors can have a preview of the typical specifications utilized on Home Hardening projects. Prior to an awarded Contractor starting a specifically assigned project, the Contractor is required to verify exact measurements, size and quantities, understand job conditions, and to immediately notify the NCO Project Manager of any other work necessary to achieve quality finished products that meet or exceed applicable specs and codes prior to work commencing.

General Requirements:

- The Contractor shall meet all requirements for the California Building Code Chapter 7A, Section 705A and Chapter 15. Roofing and other applicable building codes.
- Contractor is responsible for confirming all measurements, roof square footage, and quantities for all roofing materials required to complete roof replacement when final quote is submitted.
- Shingle color to be selected by homeowner and approved by HOA review committee,
- Contractor is required to notify Project Manager two working days in advance of roof tear off date.
- Prior to dry-in decking, truss repair and wood fascia must be inspected by County inspector. Inspection date and time to be established by Contractor. Contractor to inform Project Manager of appointment date and time.
- Contractor and employees must use extreme caution while working around electrically charged wires to existing weather-head. Contractor and Sub-Contractors are responsible for providing safety training for all employees and trades while conducting work activities related to this project.
- Remove all existing shingles and underlayment down to roof decking.
- Replace roof covering with Class A where required.
- Replace plastic skylight with multi-pane tempered glass outer pane. If skylight opens, install metal screen on the inside and mesh will not exceed 1/8". If screen is non-metal on the inside replace with metal replace with metal screen. Install or replace metal flashing if necessary. Refer to Chapter 7A section 708A (Exterior Windows, Skylights, and Doors).
- Install metal flashing at roof-to-wall to avoid moisture problems.
- Install a non-combustible gutter cover. If non-combustible gutter cover cannot be installed on combustible gutter, replace gutter with a non-combustible material and fitted with non-combustible cover.
- Install a metal drip edge on all gutters.
- Add metal flashing (Drip edge by 1 1/2") if fascia does not cover roof sheathing.
- Close, plug, or fill roof opening with metal or non-combustible bird stopping.
- Replace non-metal ridge vents with metal ridge vents and install according to manufacturer's recommendations.
- Replace off-ridge vents with ember and flame-resistant vents and install according to manufacturer's recommendations.
- Add metal baffles or replace plastic ridge vent with metal ridge vent.

Services:

- Contractor to remove all existing shingles and underlayment down to roof decking.
- Contractor to remove gutters carefully and reinstall existing gutters when roof is complete. Note: This only applies to existing gutters.
- Re-nail existing sheathing per code specifications.
- Furnish and install code compliant underlayment properly nailed per code.
- Furnish and install new code compliant roof plumbing vent stacks.

- Apply roofing tar and fasteners, per manufacturer instructions.
- Furnish and install new retrofit adjustable pipe flashing boot around existing weather-head, mounted through roof.
- Remove all water damaged wood fascia around home as needed. Note: Project Manager must inspect repair before covering.
- Furnish and install pressure treated lumber to replace rotten framing, behind finished fascia. Note: Project Manager must inspect repair before covering.
- Furnish and install pressure treated lumber to replace rotten finished fascia. Note: Project Manager must inspect repair before covering.
- Furnish and install same species of lumber to replace rotten trusses, rafters, or truss tails. Note: Project Manager must inspect repair before covering.
- Furnish and install new metal ridge vent with matching shingles install on top surface, per Building Code and Manufacturer specifications.
- Furnish and install new drip edge to covering entire roof perimeter. Drip edge to match color of shingles, per Building Code and Manufacturer specifications.
- Furnish and install 30-year architectural/dimensional shingles for repaired roof area. Provide warranty information.
- During roof rafter and fascia repairs, soffits, and other brackets may become loose and come apart. Contractor to reinstall all loose brackets and soffit sections around entire home, as needed. All damaged soffits during construction are the Contractor's responsibility to furnish and install to original condition.
- Construct/reconstruct and re-roof any crickets that may be needed for the upslope side of any/all fireplace penetrations.
- Contractor to spread tarps along the base of home to protect shrubs and catch roofing debris during demo and reinstallation.
- Contractor to thoroughly clean-up roof debris to exterior of home and use rolling magnet device to pick-up nails when roof replacement is completed.

**REQUIREMENTS FOR SERVICE CATEGORY #2
WINDOWS/DOORS INSTALLATION, REPAIR, OR REPLACEMENT
(PERMIT MAY BE REQUIRED)**

DISCLAIMER: All work specified below is not all-inclusive. They are general requirements so Contractors can have a preview of the typical specifications utilized on Home Hardening projects. Prior to an awarded Contractor starting a specifically assigned project, the Contractor is required to verify exact measurements, sizes, and quantities, understand job conditions, and to immediately notify the County Project Manager of any other work necessary to achieve quality finished products that meet or exceed applicable specs and codes prior to work commencing.

General Requirement:

- Contractor shall meet all requirements for the California Building Code Chapter 7A, Section 708A Exterior Windows, and Doors.
- Contractor is responsible for all final measurements of windows and doors.
- Contractor must provide all materials required to complete replacement of windows and doors according to manufacturer’s recommendations.
- Window and door color will be selected by the homeowner.
- Contractor is required to notify Project Manager two working days in advance of window and door replacement date.
- Prior to window and door installation, the area must be inspected by the County Project Manager
- Contractor will remove and discard of all existing exterior windows and doors to prepare the site.
- Contractor will use retrofit windows or equivalent and install according to manufacturer’s recommendations.
- Contractor and its employees must use extreme caution while working around electrically charged wires to existing weather-head.
- Contractor and employees must use extreme caution while working around electrically charged wires to existing weather-head. Contractor and Sub-Contractors are responsible for providing safety training for all employees and trades while conducting work activities related to this project. Contractor may shift furniture, curtains, blinds, and any other contents in order to protect asset. Contractor will concur with Homeowner on best option.

Services:

Windows

- Replace exterior windows with dual pane (exterior pane will need to be tempered glass) windows and install according to manufacturer’s recommendations. Refer to Chapter 7A Section 708A.
- Replace all single paned windows with non-combustible frame and dual pane windows and install according to manufacturer’s recommendations.
- Replace all exposed wooden or aluminum frame dual pane windows with non-combustible frame and dual pane windows along with adding a metal screen and install according to manufacturer’s recommendations.
- Reseal windows and paint around windows to match residential house.
- Contractor will make sure windows open and close freely once window installation is complete.

Window Screens

- Add metal screen on exterior opening windows and install according to manufacturer’s recommendations.

Exposed Wooden Frame Single Pane

- Contractor will replace with non-combustible frame and dual pane exterior window.

Exposed Wooden Frame Dual Pane Exterior Windows (without screen)

- Contractor will add a metal screen and install according to manufacturer's recommendations.
- Contractor will replace with non-combustible frame and dual pane exterior windows and install according to manufacturer's recommendations.

Exterior Doors (non-sliding)

- Furnish and install new pre-hung, insulated metal door according to manufacturer's recommendations. Refer to Chapter 7A Section 708A.3.
- Install metal jam door kit and metal threshold, add metal kick plate and a metal door bottom according to manufacturer's recommendations.
- Replace with metal door frame and metal threshold, add metal kick plate and a metal door bottom.

Exterior Door (sliding)

- Replace with non-wood containing slider with dual pane tempered glass and with metal screen and install according to manufacturer's recommendations.
- Install with double pane windows (both panes tempered) according to manufacturer's recommendations.

Wood Screen Door

- Replace wooden screen door with metal door frame.

Plastic Screen in Screen Door

- Replacing with metal screen (1/16 inch or greater).

**REQUIREMENTS FOR SERVICE CATEGORY #3
VENT REMOVAL, REPAIR, OR REPLACEMENT
(PERMIT NOT REQUIRED)**

DISCLAIMER: All work specified below is not all-inclusive. They are general requirements so Contractors can have a preview of the typical specifications utilized on Home Hardening projects. Prior to an awarded Contractor starting a specifically assigned project, the Contractor is required to verify exact measurements, sizes, and quantities, understand job conditions, and to immediately notify the County Project Manager of any other work necessary to achieve quality finished products that meet or exceed applicable specs and codes prior to work commencing.

General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 706A and 707A.5.
- Contractor will remove all existing vents that are not compliant with the California Fire Code Chapter 7A Section 706A and replace with code compliant materials and according to manufacturer's recommendations.
- Contractor is responsible for replacing all vents and furnishing materials as needed.
- Contractor is required to notify Project Manager two working days in advance of the tear out date.
- Contractor and its employees must use extreme caution while working around resident's home.
- Contractor is responsible for providing safety training for all employees and trades while conducting work activities related to this project.

Services:

- Remove all Ridge Vents in addition to metal baffle and replace with a with a metal ridge according to manufacturer's recommendations.
- Remove all Gable Vents and replace with ember and flame-resistant Gable Vents and according to manufacturer's recommendations.
- Replace all under eave vents in the under-eave area with ember and flame-resistant vents and add fire caulking around all blocking.

Ridge Vent

- Add metal baffle
- Replace ridge vent with metal ridge vent

Off Ridge

- Replace with ember and flame-resistant vent

Gable Vent

- Removal and replace Gable Vent and replace with ember and flame-resistant vent.
- Replace Gable Vents with ember and flame-resistant material vents according to manufacturer's recommendations. Refer to Chapter 7A Section 706A.

Under eave and any vents in the under-eave area on the rake (gable) end of the building

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 706A and 707A.5 and install according to manufacturer's recommendations.
- Replacement with ember and flame-resistant vent, add fire caulking around all blocking.
- Create a soffited eave (horizontal) or closed eave (angled) using non-combustible or ignition-resistant material. Refer to Chapter 7A Section 707A.4

Crawl space vents

- Replace with ember and flame-resistant vent according to manufacturer's recommendations.
- Replace with ember and flame-resistant vent and add moisture barrier (reducing required vent area by 10x) according to manufacturer's recommendations.

Dryer Vents

- Install metal flapper (closed unless in use) according to manufacturer's recommendations.

Makeup Air Intake

- Replace makeup air intake vents with ember and flame-resistant vents according to manufacturer's recommendations.

Other Penetrations (e.g., electrical, water)

- Close with fire caulking and inspect during routine maintenance

**REQUIREMENTS FOR SERVICE CATEGORY #4
GARAGE DOOR REPLACEMENT OR REPAIR
(PERMIT MAY BE REQUIRED)**

DISCLAIMER: All work specified below is not all-inclusive. They are general requirements so Contractors can have a preview of the typical specifications utilized on Home Hardening projects. Prior to an awarded Contractor starting a specifically assigned project, the Contractor is required to verify exact measurements, size and quantities, understand job conditions, and to immediately notify the County Project Manager of any other work necessary to achieve quality finished products that meet or exceed applicable specs and codes prior to work commencing.

General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 708A4.
- Contractor will remove all existing garage door materials that are not compliant with the California Fire Code Chapter 7A and replace with code compliant materials.
- Contractor is required to notify Project Manager two working days in advance of the tear out date.
- Contractor and employees must use extreme caution while working around resident's home.
- Contractor and employees must use extreme caution while working around electrically charged wires to existing weather-head. Contractor and Sub-Contractors are responsible for providing safety training for all employees and trades while conducting work activities related to this project.

Services:

- If garage door is not metal, cover with metal flashing around the bottom of the door (both inside and outside for first 6 inches using a metal "C" channel)
- Add metal flashing at base of the framing for first 6 inches, going as close to the ground as possible (< 1/8" desired, raise wood and extend flashing to lower than bottom of wood)
- Add gasketing if gaps are present
- Replace all wooden garage doors with metal doors and install according to manufacturer's recommendations.
- Add metal flashing to wooden door jams and headers.

**REQUIREMENTS FOR SERVICE CATEGORY #5
GUTTER INSTALLATION, REPAIR, OR REPLACEMENT
(NO PERMIT REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 705A.4.
- Contractor will remove all existing combustible materials that are not compliant with the California Fire Code Chapter 7A and replace with code compliant materials.
- Contractor is required to notify Project Manager two working days in advance of the tear out date.
- Contractor and employees must use extreme caution while working around resident's home.
- Contractor and employees must use extreme caution while working around electrically charged wires to existing weather-head. Contractor and Sub-Contractors are responsible for providing safety training for all employees and trades while conducting work activities related to this project.

Services:

- Contractor is responsible for the removal of all combustible gutters.
- If there is no gutter, add metal flashing if fascia does not cover roof sheathing.
- Install non-combustible gutter cover.
- If a non-combustible gutter cover cannot be installed on combustible gutter, gutter must be replaced with non-combustible material and fitted with non-combustible cover.
- Installation of a metal drip edge.

**REQUIREMENTS FOR SERVICE CATEGORY #6
WALL/SIDING INSTALLATION, REPAIR, OR REPLACEMENT
(NO PERMIT REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 707A.3

Services:

- Contractor will remove and replace all combustible exterior wall covering non-combustible exterior wall covering.
- Contractor will replace exterior wall covering with non-combustible materials for the bottom 2 ft (from ground).
- Contractor will add metal flashing to protect bottom edge of sheathing.
- Contractor will enclose exposed framing with non-combustible material. If the framing is enclosed with combustible material, it will need to be replaced with non-combustible material.
- Contractor and employees must use extreme caution while working around electrically charged wires to existing weather-head. Contractor and Sub-Contractors are responsible for providing safety training for all employees and trades while conducting work activities related to this project.

Bump Outs

- Add on top (of existing cladding) or replace with non-combustible cladding. Trim must be non-combustible.
- If exposed framing, enclosing with non-combustible material. If enclosed with combustible material, replacing, or covering with non-combustible. Trim must be non-combustible and extend (vertically) to account for added material.

Siding

- Replace all combustible siding with non-combustible options.
- Replacing all under eave construction with non-combustible options or cover with non-combustible material
- Replace all siding around dual pane windows.

Window

- Replacing with Dual pane window with one pane being tempered.

Trim

- Install trim that is non-combustible.

**REQUIREMENTS FOR SERVICE CATEGORY #7
ATTACHMENTS TO RESIDENCE REMOVAL, REPAIR, OR REPLACEMENT
(PERMIT REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 709A.

Services:

Decks, Stairs, and Landings that Attach to Residence

- Contractor will remove all combustible decks, stairs, and landing material.
- Contractor will replace the walking surface deck boards with non-combustible deck board for first 1 ft. away from residence.
- Contractor will replace entire deck with non-combustible option (metal or other option). – within 10 feet of the building it is attached to.

Deck-to-Wall Intersection

- Contractor will replace bottom 2 ft. combustible siding with non-combustible (e.g., fiber cement) and add metal flashing to protect exposed sheathing.
- Contractor will remove combination decks that are combustible within the 0-5 ft zone around decks and will replace the combination deck with a non-combustible or fire treated material.

Between Deck Boards

- Insert metal flashing between deck boards at joists.

Fence to Residence

- Replace with non-combustible option (metal or other option). Distance guidance needed (8' minimum).

Steps Connected to Residence

- Introduction of non-combustible barrier/section between steps and house (12 inches minimum).
- Introduction of non-combustible barrier/section between handrails and residence or replace with non-combustible handrail (12 inches minimum).

Other Attachments

- Introduction of non-combustible barrier/section between combustible attachment and residence or replace with non-combustible (12 inches minimum).

Attached Retaining Wall

- Replace retaining wall length equal to two times retaining wall height with non-combustible components.

**REQUIREMENTS FOR SERVICE CATEGORY #8
MOBILE HOMES
(PERMIT MAY BE REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A Urban Interface requirements, Section 701A.
- If mobile home was built after June 15, 1976, and is located on a private lot and is attached to a designated foundation system, it shall comply with the provisions of Section 18551 of the health and safety code. If covered with a non-combustible exterior wall finish (stucco, cement fiber board, etc.) per Lake County Building code 704A.3.1. The exterior covering material shall extend to the ground, accept that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- Roofs shall have a pitch of not less than 2” vertical rise for each 12” of horizontal run (2:12 bracket) and consist of asphalt shingles or other materials customarily used for conventional dwellings, unless waived by the director of the Lake County Building Department. All roofing shall have a Class “A” fire rating per Lake County building code Section 1505.1.

Services:

Skirting

- Contractor will install mobile home non-combustible skirting on all sides.

Crawl space vents according to manufacturer’s recommendations.

- Contractor will install ember and flame-resistant vents according to manufacturer’s recommendations. if venting is required.

**REQUIREMENTS FOR SERVICE CATEGORY #9
DEFENSIBLE SPACE
(PERMIT MAY BE REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A

Defensible Space Measures:

Zone 0 and 1

- Removal of all branches within 10 feet (or more if local ordinance is more stringent) of any chimney or stovepipe outlet
- Removal of leaves, needles, cones, bark, etc. from roofs, gutters, decks, porches, stairways, etc.
- Removal of dead and dying trees, branches and shrubs or other plants adjacent to or overhanging buildings.
 - If this includes the removal of conifer trees, ensure the procedures for obtaining a timber harvest exemption are followed (if applicable).
- Removal of dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles within (the distance provided by state or local ordinance) of the home.
- If this includes the removal of conifer trees, the subrecipient will ensure the procedures for obtaining a timber harvest exemption are followed (if applicable).
- Creation of appropriate separation of (the distance provided by state or local ordinance) between shrubs and live flammable ground cover and all structures.
- If this includes the removal of conifer trees, ensure the procedures for obtaining a timber harvest exemption are followed (if applicable).
- Removal of any flammable vegetation or items that could catch fire that are adjacent to or below combustible decks, balconies, and stairs.
- If this includes the removal of conifer trees, the subrecipient will ensure the procedures for obtaining a timber harvest exemption are followed (if applicable).
- Relocation of firewood and lumber not completely covered in fire-resistant material to Zone 2 or distance established by local ordinance if more stringent
- Installation of hardscape like gravel, pavers, concrete and other non-combustible mulch materials.
No combustible bark or mulch
- Replacement of combustible fencing, gates, pergolas, and arbors attached to the residence with non-combustible alternatives

Zone 2

- Removal or cut annual grass and forbs* that exceed (the height provided by state or local ordinance).
- Trimming or removal of any tree branches that are at least (the distance provided by state or local ordinance) from the ground.
- Creation of vertical space (3 times the height of shrub) between grass, shrubs and trees.
- Creation of effective horizontal space between shrubs and trees.

- If this includes the removal of conifer trees, ensure the procedures for obtaining a timber harvest exemption are followed (if applicable).
- If woodpile(s) are exposed, creation of a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.
- Removal of any dead and dying woody surface and aerial fuels.
- Removal of fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.
- Removal of logs or stumps embedded in the soil that are close to other vegetation.

Other

- Ensuring 10 feet of clearance to the bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
 - Relocate propane tank if necessary
- Replacing address numbers displayed in contrasting colors (4" min. size) and place where readable from the street or access road.
- Covering the chimney and/or stovepipe opening with a metal screen mesh having openings between 3/8- and 1/2-inch.

**REQUIREMENTS FOR SERVICE CATEGORY #10
AUXILIARY BUILDINGS & STRUCTURES
(Eg: Storage Units, Tool Sheds, and Playground Equipment)
(PERMIT MAY BE REQUIRED)**

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General Requirements:

- Contractor will meet all requirements for the California Building Code Chapter 7A, Section 710A.

Services:

- Relocation
- Removal
- Retrofitting