

# HVAC SCOPE OF WORK

for Builder \*

Project

from Subcontractor \*

by Subcontractor representative

at Subcontractor email

## Objective of this Scope of Work

- ▶ To ensure that the Heating, Ventilation and Air Conditioning systems are installed in a manner consistent with all applicable building codes, manufacturer's instructions and warranty requirements, and acceptable construction practices.

## Terms used in this document

- ▶ **SITE SUPERINTENDENT:** shall refer to any Company representative with authority to enforce this Scope of Work.
- ▶ **SUBCONTRACTOR:** shall refer to the Subcontractor's organization, its employees, or any representative of the Subcontractor assigned the authority to perform per this Scope of Work.

## Acceptable Performance

*HVAC is divided into two phases: Rough and Final. While each project does not necessarily include both phases, they are included in this Scope of Work. Payment will be made per each of the phases.*

## HVAC: General

- ▶ The equipment and system shall be installed in accordance with all approved building, plumbing, electrical, and health codes, and function as specified. Installations should pass the initial code inspection at each phase.
- ▶ The Subcontractor must be licensed in the code enforcement jurisdiction in which the project is located prior to beginning work.
- ▶ All work is to be done by trained, experienced individuals. Workmanship shall be so as to require a minimum of repairs and patching after installation.
- ▶ All systems must be energy efficient per current code.
- ▶ Company will furnish the Subcontractor a full set of plans in a timely manner to allow the Subcontractor time to complete the necessary heat-load calculations and HVAC layouts. It is the responsibility of the Subcontractor to determine the tonnage and number of units required for each house.
- ▶ Systems shall be installed using new materials of the grade and quality required to meet or exceed local or state and ASHRAE standards. The type and manufacturer of the heating and cooling system shall be approved by Company and cannot be changed without the written approval of Company's purchasing agent. Approval must be received in writing.
- ▶ Should the requirements for HVAC systems change because of any change in the applicable codes, the Subcontractor must notify Company immediately and all plans must be re-bid.
- ▶ No roof or floor truss may be cut, notched, moved, or otherwise damaged in any manner. If any truss interferes with the installation of the HVAC system, the Site Superintendent should be notified so that the truss manufacturer may solve the problem. Should any truss be damaged accidentally the Site Superintendent must be notified immediately. The truss manufacturer's engineer must approve any repairs before they are made.
- ▶ The heating system shall be a complete and functioning system tested and ready for operation.