Specifications

The Most Important thing you will ever build will be your Reputation!
Specifications

Specifications are written instructions to be used in conjunction with the drawings so that together they fully describe and define the work that is to be accomplished along with the method and quality that will be required. They supplement the Drawings and show information that cannot be easily shown in graphic form.
Purpose Of Specifications

- Guide the bidders in cost estimates for their proposals
- Guide the Contractor during the:
  - Construction Phase
  - Erections and Installations
  - Ordering of materials
  - Performance of work
Relationship To The Drawings

- Normally the Drawings provide a physical description of the project and the Specifications provide information regarding:
  - Quality of materials
  - Quality of workmanship
  - Erection and installation methods
  - Test and Inspections
1. During bidding process
   - Estimators for G.C.
   - Subcontractors
   - Material suppliers

2. Pre Construction process
   - Planning and zoning department
   - Permit issuing authority
   - Various government agencies
Users of Specifications

Users of Specifications

3. During construction phase

- Project manager
- Project superintendent
- Crew foremen
- Individual workers
- Inspectors
- Schedulers
- Cost control personnel
- Shop drawing checkers
- Fabrication and installation persons
• Spell out the technical requirements of the project. Have restricted application, usually to only a limited or specific part of the project.

• Provisions make it possible and practical to assign the responsibility for each of these provisions to the proper party, which is important contract system of construction.
Reference Sources For Specifications

- Specs writing requires tremendous amount of:
  - Knowledge
  - Information
- Specification writer should have:
  - An extensive personal library
  - All time ready access to reference information (additional)
- Remembering where to get information is more important than remembering the information sources
Codes exist in cities
- Building Codes
- Plumbing Codes
- Electrical Codes

Construction shall conform with applicable codes and ordinances.

There may be occasions when codes overlap. In such case, highest or most demanding will prevail.

Where there are no local codes, “accepted standards of good practice” must be observed.
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- Model codes have national distribution and use. Examples of model codes:
  - UBC (Uniform Building Code)
  - NBC (National Building Code)
  - SSBC (Southern Standard Building Code)
  - BBC (Basic Building Code)
  - NPC (National Plumbing Code)
  - NEC (National Electric Code)
  - LSF (Life Safety Code)
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- Specification standards by
  - Professional and industry associations

- Recommended specifications by
  - Materials manufactures

- Guide specifications by
  - Government agencies
  - Municipalities
  - County, States, and Cities
Prepared By Whom

The Design Firm

While one person or department is responsible for their preparation, the specifications are ultimately done by all those involved in the project.
Approaches To Writing Specifications

- Performance or Results Specifications
- Methods or Prescription Specifications
QUALIFICATIONS for SPEC WRITER

- A thorough knowledge of the construction process and design process.
- A good understanding of construction materials and construction methods.
- Be skillful with written English and adapt a sense of fairness.
Use Of Standard Forms

Specifications should be presented:

- In standard forms
- In understandable language

4 C’s

- CLEAR
- CONCISE
- CORRECT
- COMPLETE