



State of California
Department of Housing and Community Development

Construction Document Creation Policy Supplement

Subject: Owner-Occupied Rehabilitation and Reconstruction Program (OOR),
Community Development Block Grant - Disaster Recovery (CDBG-DR)

Version: 1.1

Overview

1. Purpose: To further explain the standards by which construction documents are created within the OOR program.
2. Applies to: All HCD employees, individuals and organizations representing HCD while administering the OOR program.
3. Cancels: Version 1.0
4. Originator: OOR Housing Program
Housing and Economic Revitalization Section
CDBG-Disaster Recovery Branch
Division of Financial Assistance

1. Intent

This SOP documents how construction documents are formulated within ReCoverCA's Owner-Occupied Rehabilitation and Reconstruction Program.

2. Solution 1 Work Write-ups

a. S1 Pre-approved construction plans and scopes of work

ReCoverCA has created a set of 12 floorplans and sets of construction drawings that have been pre-approved by the program for use in Solution 1. The plans are not location-specific, do not include site work, and are updated to local site conditions once selected by an applicant. Applicants are eligible to choose from floorplans that are similarly sized to the home they are replacing.

	Name	Stories	Conditioned SF	BR	BA
A	Juniper	1	1,109	2	2
B	Pinyon	1	1,196	2	2
C	Redwood	1	1,445	3	2
D	Cottonwood	1	1,456	3	2
H	Hawthorne	1	1,396	4	2
I	Mulberry	1	1,470	3	2
J	Sagebrush	1	1,675	4	2
K	Fern	1	2,273	5	3
L	Oak Leaf	1	2,400	6	3
E	Ponderosa	2	1,396	2	2
F	Iris	2	1,470	3	2
G	Ironwood	2	1,594	4	2

These pre-approved plans have been translated into Scopes of Work that reflect the cost to construct the dwelling. These are not location-specific and do not include site-specific costs.

See also: [Program Policy & Procedures Version 3, Section 7.4 Model Eligibility Policy](#)

b. S1 Site-specific plans and scopes of work

Once an applicant selects a floorplan, the CM completes design work which updates the applicable pre-approved construction plans to the specifics of the applicant's home site. These updates include site work, utility connections, egress, any required environmental work, and additional requirements imposed by local jurisdictions. The program has developed a list of approved assemblies that can be added to the pre-approved scope of work which is outlined in detail in Section 6. These items and their costs are added to the pre-approved scope of work in a section titled "Site-specific items" at the start of the site-specific scope document.

3. Solution 2 Work Write-ups

a. S2 Work in place (WIP)

All applicants participating in Solution 2 have partially completed construction work on their residence. This work is captured in the program's Work In Place (WIP) report. The Program estimates the cost of completed reconstruction or rehabilitation using standard, approved materials, noted as "Standard Grade" in the cost estimates. The cost of materials in excess of standard grade are not adjusted for in the Estimated Cost of Repair (ECR) but will be credited at the Program unit cost for standard grade. For example, the program standard for bathroom flooring is 12x12 ceramic tiling. If an applicant has installed marble flooring in bathrooms, the applicant's WIP report will be credited as if they installed program-standard ceramic tile. The premium the applicant paid for marble flooring in excess of the cost of program-standard materials will not be credited to the applicant's WIP report. WIP does not provide for any site work performed, only for work performed on the eligible dwelling unit itself.

The list of allowable items for inclusion in WIP is detailed in Exhibits A and B. Some items are subject to quantity limits as described in Section 4d Item quantities. WIP does not provide for any site work performed, only for work performed on the eligible dwelling unit itself.

See also: [Program Policy & Procedures Version 3](#), Section 9.6.1 Initial Home Inspection

b. S2 Scopes of work

After the WIP report is created, the inspector will create a scope of work that will bring the home to a habitable condition using program standard materials. The list of allowable program line items are detailed in Section 5 Approved line items and Section 6 Site-specific line item assemblies.

4. Labor and materials

a. Xactimate item pricing

Program pricing is based on Xactimate's price lists which are location-specific and updated monthly based on extensive research. The table below shows which price list will be used for each county.

County	Xactimate Price List	Price List File Name
Butte	Sacramento	CASA8X_MMMYY
Lake	Ukiah	CAUK8X_MMMYY
Los Angeles	San Fernando	CAFS8X_MMMYY
Mendocino	Ukiah	CAUK8X_MMMYY
Napa	East Bay	CAEB8X_MMMYY
Sacramento	Sacramento	CASA8X_MMMYY
San Diego	San Diego	CASD8X_MMMYY
Santa Barbara	Santa Barbara	CABN8X_MMMYY
Shasta	Redding	CARE8X_MMMYY
Sonoma	Santa Rosa	CASO8X_MMMYY
Ventura	Ventura	CAVE8X_MMMYY
Yuba	Sacramento	CASA8X_MMMYY

In addition to the line item prices, sales tax, 15% overhead, and 15% profit is applied to all work write-ups including Work in Place (WIP) and Scopes of Work (SOW).

b. Material grade

Materials included in the program are standard grade unless specifically noted.

See also: [Program Minimum Architectural and Design Standards](#)

c. Upgraded Xactimate items

The program constructs all homes to be compliant with California's Wildland Urban Interface (WUI) building code, whether or not it is required based on the property's location. This requires several upgrades and additions from standard building practices. Because the program's estimating software Xactimate does not have pricing for fire-rated building components, the program has substituted "high grade" or "premium grade" to account for the cost of a WUI-compliant, fire-rated item. The following items are approved upgrades over standard grade:

1. Exterior door – metal – insulated/wood – High grade

2. 5-0 6-8 vinyl sliding patio door – High grade
3. Vinyl window, single hung (various sizes) – Premium grade
4. Overhead (garage) door opener – Premium grade
5. Note: upgrade is to account for the cost of a fire-rated overhead door but is applied to the opener line item.
6. Laminated – High grade – comp. shingle rfg. w/ felt

Additionally, the following item is an approved upgrade over standard grade to provide for a whole house fan as is sometimes required by California Energy Code.

1. Exhaust fan – High grade

See also: [Program Minimum Architectural and Design Standards](#)

d. Item quantities

Line items quantities are generally provided for in work write-ups in the amount needed to complete each applicant's home. If a Solution 2 applicant has a partially constructed home that is larger than the model they would be paired with under Solution 1, the program will still provide for materials sufficient to complete construction. For example, if a Solution 2 applicant is constructing a 1,500 SF home but would have qualified only for a 1,100 SF home under Solution 1, the program will still provide for 1,500 SF of flooring. It will not be capped at 1,100 SF. Some line items, however, are capped at the quantities used in Solution 1 approved floorplans. For example, if a Solution 2 applicant installed 30 LF of cabinetry, the Work in Place report will reflect only the 18 LF of cabinetry allowed in the program. Similarly, if a Solution 2 applicant's partially constructed kitchen is laid out for the installation of 30 LF of cabinetry, only 18 LF will be provided for in the Scope of Work.

The following items are allowed in work write-ups subject to quantity limits:

- Upper cabinets: 18 LF
- Lower cabinets: 18 LF
- Countertop: sized to cover 18 LF of lower cabinets and backsplash area
- Kitchen appliances: 1 range, 1 refrigerator, 1 combo microwave / vent hood
- Vanity cabinet and countertop: 4 LF per sink
- Bathroom mirror: 25 SF per sink
- Shower or tub: 1 per bathroom
- Bath hardware: 2 towel bars, 1 toilet paper holder, 2 robe hooks per bathroom

The following are examples of items allowed in work write-ups without quantity limits. This list is not exhaustive.

- Flooring
- Doors and windows
- Roofing materials
- Framing materials
- Foundation materials

Items and quantity caps are subject to revision during operation of the program.

See also: [Program Policy & Procedures Version 3](#), Section 9.6.1 Initial Home Inspection

5. Approved Xactimate line items

The program maintains a master list of all allowable Xactimate line items that may be used to formulate work write-ups which is attached hereto as Exhibit A. The list is updated regularly to incorporate any line items that the program has added as unforeseen site conditions were encountered. The addition of approved line items does not apply retroactively to work write-ups finalized prior to the list update and does not indicate that all applicants will receive the added line items in their work write-ups.

6. Site-specific line item assemblies

Site-specific scopes of work are built from pre-approved assemblies of Xactimate line items. The assemblies are detailed in Exhibit B. The assemblies cover water delivery, sewerage, egress, and site work.

Appendix A: Master Allowable Items List

ReCoverCA OOR Program
Master Approved Item List

Cat	Selection	Description
APP	DW-	Dishwasher - Standard grade
APP	GD-	Garbage disposer - Standard grade
APP	HD-	Range hood - Standard grade
APP	RF14-	Refrigerator - top freezer - 14 to 18 cf - Standard grade
APP	RG-	Range - freestanding - electric - Standard grade
APP	RGG-	Range - freestanding - gas - Standard grade
APP	WL	Appliance water line - 1/4"
CAB	CTGM-	Countertop - Granite or Marble - Standard grade
CAB	LOW++	Cabinetry - lower (base) units
CAB	UP++	Cabinetry - upper (wall) units
CAB	VAN++	Vanity
CLN	FINALR	Final cleaning - construction - Residential
CNC	ABT5/8	Concrete anchor bolt - 5/8" x 10"
CNC	FTG-	Footings - labor and materials
CNC	HDSTP	Concrete hold down strap
CNC	RB3	Steel rebar - #3 (3/8")
CNC	RB4	Steel rebar - #4 (1/2")
CNC	RB5	Steel rebar - #5 (5/8")
CNC	RBJ42	Steel rebar - j-bar - #4, 2' 6"
CNC	SL12	Concrete slab on grade - 12" - finished in place
CNC	SL4	Concrete slab on grade - 4" - finished in place
CNC	SL6	Concrete slab on grade - 6" - finished in place
CNC	SLCY	Concrete slab on grade - finished in place
CNC	SLRE3	Concrete slab reinforcement - #3 (3/8") - grid, 24" ea way
CNC	SLRE3<	Concrete slab reinforcement - #3 (3/8") - grid, 12" ea way
DMO	DUMP	Dumpster load - Approx. 20 yards, 4 tons of debris
DMO	TREE	Tree - tear out and disposal - 12" to 24" diameter
DMO	TSGR>	Tree stump grinding - 24" to 36" diameter - per stump
DOR	BIRCH	Interior door - birch - pre-hung unit
DOR	BIRCHDH	Interior double door - birch - pre-hung unit
DOR	OH16-	Overhead door & hardware - 16' x 7' - Standard grade
DOR	OHO++	Overhead (garage) door opener - Premium grade
DOR	X+	Exterior door - metal - insulated / wood - High grade
DRY	44689	5/8" drywall - hung, taped, floated, ready for paint
DRY	1/2WR	1/2" water rock (greenboard) hung, taped ready for texture
DRY	5/8FR	5/8" gypsum panel - fiber reinforced - abuse resistant
DRY	TEX-	Texture drywall - machine
ELE	110	110 volt copper wiring run, box and outlet
ELE	220	220 volt copper wiring run, box and receptacle
ELE	110BOX	110 volt copper wiring run and box - rough in only
ELE	110S	110 volt copper wiring run, box and switch
ELE	BPA200	Breaker panel - 200 amp w/arc fault breakers
ELE	BPA70	Sub panel - 70 amp w/arc fault breakers

ReCoverCA OOR Program
Master Approved Item List

Cat	Selection	Description
ELE	BRKMD	Circuit breaker - main disconnect - 125 amp
ELE	BRKMD>	Circuit breaker - main disconnect - 150 to 200 amp
ELE	CBUTTON	Door bell/chime button (button only)
ELE	CHIME-	Door bell/chime - Standard grade
ELE	COSM-	Combination CO/Smoke detector - Standard grade
ELE	FAN	Exhaust fan
ELE	FANC>	Whole house fan
ELE	GFI	Ground fault interrupter (GFI) outlet
ELE	PVC1	PVC schedule 40 conduit, 1"
ELE	SMOKE-	Smoke detector - Standard grade
ELE	UG	Meter conduit extension - underground power - 2" - per LF
ELE	W110	110 volt wiring (12/2 copper conductor with ground)
ELE	W2/0	2/0 gauge copper cable
ELS	FABELL	Fire alarm - Horn/Bell
ELS	FLOWSW	Tamper & flow switches
ELS	SLRP<	Solar electric panel array - 800-4000 watt - per watt
ELS	SOLARPB	Solar inverter
EXC	BFH	Backfill by hand - No compaction
EXC	BKFL	Backfill foundations
EXC	ECSB	Erosion control - sand or gravel bag
EXC	ECSF	Erosion control - silt fencing - 36" w/stakes - 6' o.c.
EXC	ECW	Erosion control - wattle
EXC	EFILL	Engineered fill (per CY)
EXC	EXCH	Excavate by hand
EXC	GRAV	Gravel (per CY)
EXC	GRAV+	Gravel under slab - in place
EXC	GRAVW	Gravel - washed (per CY)
EXC	LABL	General Laborer - per hour
EXC	LOADER	Front end wheel loader and operator
EXC	TRHOE	Trackhoe/excavator and operator
FCT	AV-	Tile floor covering - Standard grade
FCT	MORTAR	Mortar bed for tile floors
FCV	PLK-	Vinyl plank flooring - Standard grade
FCW	UDR<	Underlayment - rubber - 1/8" - Floating
FNC	ATTIC	Attic entrance cover and trim
FNC	B4S	Baseboard - 4 1/4" w/shoe
FNC	CLOS	Closet shelf and rod package
FNC	CLOSW-	Shelving - wire (vinyl coated)
FNC	DOP>+	Door opening (jamb & casing) - 36"to60"wide - stain grade
FNC	HR	Handrail - round / oval - softwood - wall mounted
FNC	WOP	Window trim set (casing & stop)
FNH	DBX-	Door lockset & deadbolt - exterior - Standard grade
FNH	DORH-	Door knob - interior - Standard grade
FNH	DORHX-	Door lockset - exterior - Standard grade

ReCoverCA OOR Program
Master Approved Item List

Cat	Selection	Description
FNH	PEEP	Door peep hole
FNH	ROBE	Robe hook
FNH	SROD	Shower curtain rod
FNH	TBAR-	Towel bar - Standard grade
FNH	TP-	Toilet paper holder - Standard grade
FPS	BFP2	Backflow preventer, 2 1/2"
FPS	PVC1.5	Water supply line - CPVC with fitting and hanger, 1-1/2"
FPS	SFR	Concealed fire sprinkler system (SF of bldg) - Residential
FRM	2X4	2" x 4" lumber (.667 BF per LF)
FRM	2X4T	2" x 4" lumber - treated (.667 BF per LF)
FRM	2X4X10P	2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)
FRM	2X6T	2" x 6" lumber - treated (1 BF per LF)
FRM	2X6X10	2" x 6" x 10' #2 & better Fir / Larch (material only)
FRM	2X6X12	2" x 6" x 12' #2 & better Fir / Larch (material only)
FRM	2X6X14	2" x 6" x 14' #2 & better Fir / Larch (material only)
FRM	2X6X18	2" x 6" x 18' #2 & better Fir / Larch (material only)
FRM	2X6X20	2" x 6" x 20' #2 & better Fir / Larch (material only)
FRM	2X6X8	2" x 6" x 8' #2 & better Fir / Larch (material only)
FRM	2X6X9P	2" x 6" x 104 5/8" pre-cut stud (for 9' wall, mat only)
FRM	4X4TU10	4" x 4" x 10' wood post - turned
FRM	6SFL	Labor to frame 2" x 6" non-bearing wall - 16" oc
FRM	FRHS	Framing/truss hurricane strap
FRM	FRSTP	Framing strap - 24" long
FRM	FRSTP66	Framing strap - 66" long
FRM	J8SF	Joist - floor or ceiling - 2x8 - w/blocking - 16" oc
FRM	RFTR6	Rafters - 2x6 stick frame roof
FRM	RH8LFL	Rafters - hip - 8" - Labor only (use hip length)
FRM	SH1/2	Sheathing - plywood - 15/32" CDX
FRM	SH1/2F	Sheathing - plywood - 15/32" CDX - fire-treated
FRM	SHFG5/8	Sheathing - fiberglass gypsum panel - 5/8"
FRM	WHPF	Water heater platform - wood frame
HVC	AHAC3	Air handler - with A-coil - 3 ton
HVC	BVENT	Bathroom ventilation fan
HVC	CA	Cold air return cover
HVC	DCT	Ductwork system - hot or cold air - 1200 to 1599 SF home
HVC	DCT<	Ductwork system - hot or cold air - 901 to 1199 SF home
HVC	DCT>	Ductwork system - hot or cold air - 1600 to 2199 SF home
HVC	DCT>>	Ductwork system - hot or cold air - 2200 to 2500 SF home
HVC	DCTF4	Ductwork - flexible - insulated - 4" round
HVC	DCTFN3	Ductwork - flexible - non-insulated - 3" round
HVC	DVENT	Clothes dryer vent - installed
HVC	HPC3++	Heat pump - exterior coil unit - 3 ton - 15-16 SEER
HVC	TS-	Thermostat - Standard grade
INS	BI12	Blown-in insulation - 12" depth - R30

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Cat	Selection	Description
INS	BTF6+	Batt insulation - 6" - R21 - paper / foil faced
INS	CW4	Wet spray cellulose insulation - 4" - R13
LIT	AV-	Light fixture - Standard grade
LIT	FNL-	Ceiling fan & light - Standard grade
LIT	X	Exterior light fixture
LIT	X-	Exterior light fixture - Standard grade
LND	BHOE	Backhoe loader and operator
LND	SHI4	Sprinkler head - impact - 4" plastic pop-up
LND	SP1	Sprinkler - pipe - 1"
LND	TRENCH	Walk behind trencher and operator
LND	TSOIL	Topsoil (per CY)
MBL	VTSNK	Vanity top - one sink - cultured marble
MPR	CSV	Moisture protection for crawl space - visqueen - 6 mil
MPR	DMPR+	Dampproofing - asphalt emulsion
MSD	AV	Mirror - 1/4" plate glass
PLM	BP1	Black pipe with fitting and hanger, 1"
PLM	DRN4	Drain/Vent line - ABS pipe with fitting and hanger, 4"
PLM	DRNP4	Drain/Vent line - PVC pipe with fitting and hanger, 4"
PLM	DW	Dishwasher connection
PLM	FAU-	Sink faucet - Kitchen - Standard grade
PLM	FAUBA-	Sink faucet - Bathroom - Standard grade
PLM	FT1/2C2	Flexible gas supply line connector - 1/2" - up to 24"
PLM	PVC1	Water supply line - PVC with fitting and hanger, 1"
PLM	PVC2	Water supply line - PVC with fitting and hanger, 2"
PLM	RAZC3	Hydronic zone controller - up to 3 zones
PLM	RGHFD	Rough in plumbing - floor/laundry pan drain
PLM	RGHFIX	Rough in plumbing - per fixture
PLM	SEWF	Sewage filtration/septic tank - 1500 gl.
PLM	SEWFAP	Sewage filtration/septic tank - aerator pump
PLM	SNKD-	Sink - double basin - Standard grade
PLM	SUMP	Sump pump - 1/3 hp - up to 1 1/2" discharge
PLM	TLT	Toilet
PLM	TLTS-	Toilet seat - Standard grade
PLM	TSFAU-	Tub/shower faucet - Standard grade
PLM	TUB/S-	Fiberglass tub & shower combination - Standard grade
PLM	WBOX	Washing machine outlet box with valves
PLM	WH50+	Water heater - 50 gallon - Gas - 9 yr
PLM	WH50E+	Water heater - 50 gallon - Electric - 9 yr
PLM	WHSS	Water heater seismic strap kit - up to 55 gallon
PLM	WP1/2J	Jet well pump - 1/2 hp - pump & motor
PLM	WP1J	Jet well pump - 1 hp - pump & motor
PLM	WTANK>	Pressurized water tank - 40 gallons
PLM	WTANK>>	Pressurized water tank - 80-90 gallons
PLM	XFAUF	Exterior faucet / hose bibb - frost free

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Cat	Selection	Description
PNT	BCS2	Paint baseboard w/cap &/or shoe - two coats
PNT	CLOSLF	Seal & paint closet shelving
PNT	DOR	Paint door slab only - 2 coats (per side)
PNT	DORT	Paint door trim & jamb - 2 coats (per side)
PNT	DORT>	Paint door/window trim & jamb - Large - 2 coats (per side)
PNT	FACW>	Prime & paint exterior fascia - wood, 6"- 8" wide
PNT	HR	Paint handrail - wall mounted
PNT	P2	Paint the walls and ceiling - two coats
PNT	RISER	Seal & paint stair riser - per side - per LF
PNT	S-	Seal part of the walls w/PVA primer - one coat
PNT	SFTW	Prime & paint exterior soffit - wood
PNT	STRDIS	Paint disappearing (folding) stairway/attic access ladder
PNT	STSK	Paint stair skirt/apron
PNT	TRIM	Seal & paint trim - two coats
PNT	X2	Exterior - paint two coats
POL	CHLOR	Swimming pool chlorinator (in lieu of septic chlorinator item)
RFG	400	Laminated - High grade - comp. shingle rfg. - w/ felt
RFG	DRIP	Drip edge
RFG	FELTSU	Roofing felt - synthetic underlayment
RFG	FL14	Flashing, 14" wide
RFG	FLPIPE	Flashing - pipe jack
RFG	IWS	Ice & water barrier
RFG	RIDGC	Ridge cap - composition shingles
RFG	VENTE<	Exhaust cap - through roof - up to 4"
RFG	VENTR	Continuous ridge vent - shingle-over style
SDG	1X4FC	Siding trim - 1" x 4" fiber cement trim board
SDG	FCLP<	Fiber cement lap siding - 8"
SDG	HWRAP	House wrap (air/moisture barrier)
SFG	FACFC8	Fascia - fiber cement - 8"
SFG	GRD	Gutter guard/screen
SFG	GSG	Gutter splash guard
SFG	GUTA	Gutter / downspout - aluminum - up to 5"
SFG	SFTFC	Soffit - fiber cement panel
SFG	WFRM2	Soffit - box framing - 2' overhang
STL	W24X76	Wide Flange Beam - 23 7/8"d. x 9"w. x 7/16"thick
STR	AVT	Stairway - treated stringers and treads (per tread)
STR	DIS+	Stairway - disappearing (folding)/attic ladder- High grade
TBA	GBAR<	Handicap grab bar - Stainless steel, 1 1/2" x 24"
TBA	GBAR>>	Handicap grab bar - Stainless steel, 1 1/2" x 48"
TMB	PRL2X6	Purlin/girt, 2x6
TMP	POWOHU	Temporary power - overhead hookup
TMP	TLT	Temporary toilet (per month)
WDP	5V+	5-0 6-8 vinyl sliding patio door - High grade
WDV	LOWE	Add on for "Low E" glass

ReCoverCA OOR Program
Master Approved Item List

Cat	Selection	Description
WDV	S++	Vinyl window, single hung, 9-12 sf - Premium grade
WDV	S>++	Vinyl window, single hung, 13-19 sf - Premium grade
WDV	S>>++	Vinyl window, single hung, 20-28 sf - Premium grade
WTR	EXTWP	Pumping & hauling of standing Category 3 water

**ReCoverCA OOR Program
Master Approved Item List**

Change Log

4/28/2022 Publish version 1.0

7/22/2022 Publish version 1.1

Version 1.1 Changes

Action	Category	Selection	Description
Added	CNC	SL12	Concrete slab on grade - 12" - finished in place
Added	CNC	SL4	Concrete slab on grade - 4" - finished in place
Added	CNC	SLRE3	Concrete slab reinforcement - #3 (3/8") - grid, 24" ea way
Added	DOR	OHO++	Overhead (garage) door opener - Premium grade
Added	ELE	CBUTTON	Door bell/chime button (button only)
Added	ELE	CHIME-	Door bell/chime - Standard grade
Added	ELE	FAN	Exhaust fan
Added	ELE	PVC1	PVC schedule 40 conduit, 1"
Added	ELE	W110	110 volt wiring (12/2 copper conductor with ground)
Added	EXC	ECSB	Erosion control - sand or gravel bag
Added	FCT	AV-	Tile floor covering - Standard grade
Added	FCW	UDR<	Underlayment - rubber - 1/8" - Floating
Added	FNC	ATTIC	Attic entrance cover and trim
Added	FNC	CLOS	Closet shelf and rod package
Added	FNC	CLOSW-	Shelving - wire (vinyl coated)
Added	FNC	DOP>+	Door opening (jamb & casing) - 36"to60"wide - stain grade
Added	FNH	DORHX-	Door lockset - exterior - Standard grade
Added	FPS	PVC1.5	Water supply line - CPVC with fitting and hanger, 1-1/2"
Added	FRM	4X4TU10	4" x 4" x 10' wood post - turned
Added	FRM	SH1/2F	Sheathing - plywood - 15/32" CDX - fire-treated
Added	FRM	SHFG5/8	Sheathing - fiberglass gypsum panel - 5/8"
Added	HVC	CA	Cold air return cover
Added	HVC	TS-	Thermostat - Standard grade
Added	LIT	X-	Exterior light fixture - Standard grade
Added	LND	SHI4	Sprinkler head - impact - 4" plastic pop-up
Added	LND	SP1	Sprinkler - pipe - 1"
Added	LND	TRENCH	Walk behind trencher and operator
Added	MPR	DMPR+	Dampproofing - asphalt emulsion
Added	PLM	PVC1	Water supply line - PVC with fitting and hanger, 1"
Added	PLM	RAZC3	Hydronic zone controller - up to 3 zones
Added	PLM	SEWFAP	Sewage filtration/septic tank - aerator pump
Added	PLM	SUMP	Sump pump - 1/3 hp - up to 1 1/2" discharge
Added	PNT	CLOSLF	Seal & paint closet shelving
Added	PNT	STRDIS	Paint disappearing (folding) stairway/attic access ladder
Added	POL	CHLOR	Swimming pool chlorination system

**ReCoverCA OOR Program
Master Approved Item List**

Change Log

4/28/2022 Publish version 1.0

7/22/2022 Publish version 1.1

Version 1.1 Changes

Action	Category	Selection	Description
Added	STR	DIS+	Stairway - disappearing (folding)/attic ladder- High grade
Added	TMP	TLT	Temporary toilet (per month)
Removed	APP	RGG-	Range - freestanding - gas - Standard grade
Removed	CNC	FW-	Concrete wall - labor & materials
Removed	DMO	H	Demolish/remove home (1001 sf - 2000 sf)
Removed	DMO	H<	Demolish/remove home (400 sf - 1000 sf)
Removed	DMO	H>	Demolish/remove home (2001 sf - 3000 sf)
Removed	DMO	H>>	Demolish/remove home (3001 sf or greater)
Removed	DOR	OH8	Overhead door & hardware - 8' x 7'
Removed	DOR	OHO-	Overhead (garage) door opener - Standard grade
Removed	DRY	44563	1/2" drywall - hung, taped, floated, ready for paint
Removed	ELE	BPA300	Breaker panel - 300 amp w/arc fault breakers
Removed	ELE	MN	Electrical - Labor Minimum
Removed	ELE	XOS	Exterior outlet or switch
Removed	FCT	BCEM1/2	1/2" Cement board
Removed	FCW	UDR>	Underlayment - rubber - 3/8" - 1/2" - Floating
Removed	FRM	2X10X10	2" x 10" x 10' #2 & better Fir / Larch (material only)
Removed	FRM	2X10X12	2" x 10" x 12' #2 & better Fir / Larch (material only)
Removed	FRM	2X10X20	2" x 10" x 20' #2 & better Fir / Larch (material only)
Removed	FRM	2X10X8	2" x 10" x 8' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X10	2" x 4" x 10' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X12	2" x 4" x 12' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X14	2" x 4" x 14' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X16	2" x 4" x 16' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X20	2" x 4" x 20' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X8	2" x 4" x 8' #2 & better Fir / Larch (material only)
Removed	FRM	2X4X8P	2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)
Removed	FRM	2X8X10	2" x 8" x 10' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X12	2" x 8" x 12' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X14	2" x 8" x 14' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X16	2" x 8" x 16' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X18	2" x 8" x 18' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X20	2" x 8" x 20' #2 & better Fir / Larch (material only)
Removed	FRM	2X8X8	2" x 8" x 8' #2 & better Fir / Larch (material only)
Removed	FRM	4SFL	Labor to frame 2" x 4" non-bearing wall - 16" oc

**ReCoverCA OOR Program
Master Approved Item List**

Change Log

4/28/2022 Publish version 1.0

7/22/2022 Publish version 1.1

Version 1.1 Changes

Action	Category	Selection	Description
Removed	FRM	DBP6	Drilled bottom plate - 2" x 6" treated lumber
Removed	FRM	IJ9	I-joist - 9 1/2" deep - 1 3/4" flange
Removed	FRM	RF10LFL	Rafters - 2x10 - Labor only - (using rafter length)
Removed	FRM	RF6LFL	Rafters - 2x6 - Labor only - (using rafter length)
Removed	FRM	RF8LFL	Rafters - 2x8 - Labor only - (using rafter length)
Removed	FRM	RFA4L	Additional labor - 2x4-2x6 - 5/12 to 9/12 slope
Removed	FRM	RFA4L>	Additional labor - 2x4-2x6 - 9/12 to 12/12 slope
Removed	FRM	RFA8L	Additional labor - 2x8-2x12 - 5/12 to 9/12 slope
Removed	FRM	RFA8L>	Additional labor - 2x8-2x12 - 9/12 to 12/12 slope
Removed	FRM	RH10LFL	Rafters - hip - 10" - Labor only (use hip length)
Removed	FRM	SHW1/2	Sheathing - OSB - 1/2"
Removed	FRM	SHW3/4T	Sheathing - OSB - 3/4" - tongue and groove
Removed	HVC	AHAC2	Air handler - with A-coil - 2 ton
Removed	HVC	AHAC4	Air handler - with A-coil - 4 ton
Removed	HVC	AHAC5	Air handler - with A-coil - 5 ton
Removed	HVC	DCTR	Ductwork system - hot and cold air (per run)
Removed	HVC	HPC2++	Heat pump - exterior coil unit - 2 ton - 15-16 SEER
Removed	INS	BT12	Batt insulation - 12" - R38 - unfaced batt
Removed	MAS	BRK	Brick veneer
Removed	MBL	VTSNK>	Vanity top - two sinks - cultured marble
Removed	PLM	SEWF<	Sewage filtration/septic tank - 1250 gl.
Removed	PLM	SEWF<<	Sewage filtration/septic tank - 1000 gl.
Removed	PLM	SEWF>	Sewage filtration/septic tank - 2000 gl.
Removed	PLM	WH40	Water heater - 40 gallon - Gas
Removed	PLM	WH40E	Water heater - 40 gallon - Electric
Removed	PLM	WH60	Water heater - 60 gallon - Gas
Removed	PLM	WH60E	Water heater - 60 gallon - Electric
Removed	PLM	WH75	Water heater - 75 gallon - Gas
Removed	PLM	WH80E	Water heater - 80 gallon - Electric
Removed	PLM	WHSS>	Water heater seismic strap kit - 56 to 80 gallon
Removed	PLM	WHSS>>	Water heater seismic strap kit - 81 to 140 gallon
Removed	PNT	B2	Paint baseboard - two coats
Removed	PNT	TRDS	Stain & finish stair tread - per side - per LF

Appendix B: Site-specific line-item assemblies

Site-specific line-item assemblies

1) Water delivery

a) Municipal

When a property has municipal water service, the connection from the residence to the water source is allowed without limit. Solution 1 plans and scopes do not have an allowance for water connections.

1. Water supply line - PVC with fitting and hanger, 2"
Includes: PVC supply line, glue, fittings, hangers, and installation labor.
Quality: 2" pipe with one fitting and one hanger every 10 feet.
2. Excavate by hand
Item allowed to dig trench for the water supply line and to cover the trench after the water supply line has been installed.
Includes: Labor to excavate using a pick and shovel, and average soil conditions. (Stockpile within throwing distance).
Excludes: Equipment, wheelbarrowing of dirt to a distant or off-site location.

b) Well

1. Jet well pump - 1/2 hp - pump & motor
Includes: Jet pump with motor, and installation labor.
Excludes: Piping and wiring.
Quality: 7 gpm, 1/2 horse power.
2. Pressurized water tank - 80-90 gallons
Includes: Precharged water tank with either diaphragm or bladder membrane, and installation labor.
3. Electrical - Labor Minimum
Item allowed for wiring the pump.
4. Water supply line - PVC with fitting and hanger, 2"

2) Sewerage

a) Municipal

Solution 1 scopes of work provide for 50 LF of sewer connection. Connections in excess of 50 LF may be added as site-specific items. (e.g. a sewer connection that measures 70 LF will input only 20 LF as a site-specific item)

1. Drain/Vent line - PVC pipe with fitting and hanger, 4"
Includes: PVC DWV (Drain, Waste, and Vent) pipe, fittings, glue, strapping, and installation labor.
Quality: 4" pipe. One fitting every 10 lineal feet.
2. Excavate by hand
Item allowed to dig trench for sewer drain piping and to cover trench after piping has been installed.

Includes: Labor to excavate using a pick and shovel, and average soil conditions. (Stockpile within throwing distance).

Excludes: Equipment, wheelbarrowing of dirt to a distant or off-site location.

b) Septic

Septic tank size can be adjusted based on local requirements and site conditions.

1. Sewage filtration/septic tank - 2000 gal.
Includes: Septic tank or similar sewage filter box, gravel, and labor and equipment to excavate, to install the tank, and to backfill.
2. Pumping & hauling of standing Category 3 water
Allowed to pump out existing tank if applicable
3. Gravel - washed (per CY)
Item for proposed leach field
4. Backhoe loader and operator
Item for proposed leach field
5. Drain/Vent line - ABS pipe with fitting and hanger, 4"
Item for proposed leach field
6. Topsoil (per CY)
Item allowed to cover leach field.
7. Backfill by hand - No compaction
Item for backfilling trench with gravel and top soil.

3) Excess connections

a) Driveway

Solution 1 scopes of work provide for 50 LF of driveway at a standard width. Driveways in excess of 50 LF may be added as site-specific items. (e.g. a driveway that measures 70 LF will input only the items required to complete 20 LF as site-specific items)

1. Gravel (per CY)
Includes: Gravel and delivery labor.
Excludes: Labor or equipment to spread or move gravel.
Quality: 3/4" and smaller unwashed crushed stone.
2. Trackhoe/excavator and operator
Includes: Track hoe/excavator and operator.
Note: Hourly charge for equipment use in excavating, grading or leveling, trenching, and backfilling dirt against walls. It is usual and customary to include hours needed to transport equipment to job-site when calculating the hours.

Electrical

Solution 1 scopes of work provide for 50 LF of electrical connection. Connections in excess of 50 LF may be added as site-specific items. (e.g. an electrical connection that measures 70 LF will input only 20 LF as a site-specific item)

1. Meter conduit extension - underground power - 2" - per LF
Includes: Labor and conduit only, for underground service to meter.
Excludes: Cable (typically by utility company), excavation.

Quality: 2" conduit.

2. Excavate by hand
Item allowed to dig trench for cable and to cover trench after cable has been installed.
Includes: Labor to excavate using a pick and shovel, and average soil conditions. (Stockpile within throwing distance).
Excludes: Equipment, wheelbarrowing of dirt to a distant or off-site location.

4) Site work

a) Dirt work

Dirt work necessary for construction on the site is allowed.

1. Engineered fill (per CY)
Includes: Engineered compactable earth, equipment, and labor to deliver, place, and compact.
2. Trackhoe/excavator and operator
Includes: Track hoe/excavator and operator.
Note: Hourly charge for equipment use in excavating, grading or leveling, trenching, and backfilling dirt against walls. It is usual and customary to include hours needed to transport equipment to job-site when calculating the hours.

b) Debris removal

If there is debris on the site that must be removed prior to construction, an appropriate number of dumpster loads are allowed.

1. Dumpster load - Approx. 20 yards, 4 tons of debris
Includes: Dumpster delivery, rental, transportation to disposal site, and dumping fees.
Excludes: Demolition.

c) Structural demolition

If a structure is still standing on the property and must be removed, the appropriate Demolish/remove home line item is allowed based on the square footage of the home to be demolished.

1. Demolish/remove home (400 sf - 1000 sf)
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site.
Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials.
2. Demolish/remove home (1001 sf - 2000 sf)
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site.

Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials.

3. Demolish/remove home (2001 sf - 3000 sf)
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site.
Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials.
4. Demolish/remove home (3001 sf or greater)
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site.
Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials.

d) Tree removal

If the property requires tree removal for site safety or to construct the home, tree removal and stump grinding are allowed.

1. Tree - tear out and disposal - 12" to 24" diameter
Includes: All labor and equipment (e.g. bucket truck, chipper/shredder, dump truck, saws, chainsaws, ladders, ropes, etc.) needed to take down, cut up, and dispose of existing or fallen tree. Many variables, such as height, size of canopy, and proximity to homes or other structures can cause large price variances in the field. This price should only be considered an average price for this type of work.
2. Tree stump grinding - 24" to 36" diameter - per stump
Includes: Stump grinder and labor.