



MCH Drywall Specification

A. Purpose of this Document

This document defines both MCH's and contractor's responsibilities as they relate to the Drywall phase of construction. It is intended as a checklist that will define MCH's standard of quality and professionalism. The Drywall contractor's work will not be considered complete until all specifications contained herein are fully met.

B. Relationship to other Documents

Additional information and/or requirements regarding Drywall Contractor may be defined in the following documents. In no case shall the Drywall contractor proceed with the contractor's work without MCH consent if the contractor believes that conflicts exist between these phase specifications and the following documents:

1. MCH Master Subcontractor Agreement
2. MCH Safety Violation Form
3. Pre Drywall Checklist

C. Safety Requirements, General

1. Drywall Contractor is required to have a competent person that is able to verbally communicate with MCH Project Manager on site at all times. A competent person is one that can identify safety hazards and has the authority to stop work until known hazards have been eliminated before proceeding.
2. Contractor's employees and contractors must adhere to all Federal and State Occupational Safety & Health (OSHA) Regulations.
3. All accidents and injuries must be immediately reported to the MCH Director of Construction.
4. Any and all penalties assessed against MCH due to safety violations of Drywall Contractor shall be the liability of the Drywall Contractor and subject to reimbursement and possible additional fines from MCH. MCH may issue verbal and/or written warnings, with fines, for safety violations that MCH employees identify on its job sites on which Drywall Contractor provides Work, Materials and/or Supplies. In addition, Drywall Contractor shall comply with all MCH procedures and policies relative to safety violation enforcement and fines. Additionally, Drywall Contractor acknowledges receipt of these procedures and policies.
5. If a safety device must be removed, the contractor must take immediate remedial measures to protect all workers from the hazard. The devices must be replaced as soon as the work is completed, or a permanent safety device has replaced it.

D. Safety Requirements, Specific

1. Personal Protective Equipment (PPE) must be worn as applicable and required at all times while on MCH job sites.

- A. Safety glasses/goggles are to be worn when sanding
 - B. Proper work boots are to be worn at all times
 - C. Hearing protection is to be worn when cutting or drilling.
 - D. Gloves are to be worn when working with sharp objects
 - E. Respirator is to be worn when sanding drywall, working with solvents or soldering.
2. Fall protection will be a daily responsibility and priority for the Drywall contractor. If contractor is working 6' or more off the ground, fall protection must be utilized. If Drywall contractor removes any safety rail it will be his responsibility to reinstall.
3. Drywall contractor may only construct and use OSHA approved scaffolding

E. Warranty in Labor and Materials:

The contractor shall guarantee workmanship and materials provided by the contractor to be free of defects and deficiencies for one year minimum. If any part of the work is found to be incomplete, incorrect, deficient, or cause damage to other work, the contractor will be responsible for all material and labor costs and damage incurred.

F. Specifications, General:

Drywall Contractor must adhere to all MCH Jobsite and Safety Rules and Regulations.

- Follow posted jobsite working hours
- No food or drink allowed in house
- Drywall contractor is responsible for scheduling and stocking drywall in house.
 - Drywall hanging must start within 24 hours of stock
- Drywall contractor will provide all materials related to securing/hanging and finishing drywall.
- Daily maintenance of the job site to include:
 - House to be broom swept and scraped at completion of hanging. All trash to be put in the dumpster on site provided by MCH.

G. Specifications, Detailed:

Drywall must be completed in conformance with all specifications contained herein. It is the responsibility of the Drywall Contractor to proactively protect their work, the project property, and adjacent properties. The Drywall Contractor is expected to supply all labor, tools, and equipment to complete the job according to the plans and specifications.

Responsibilities include the following at a minimum:

- Contractor may be required to hang drywall in mechanical rooms prior to whole house stock
- Contractor may be required to hang drywall on garage/house walls prior to whole house stock for spray foam insulation
- All sheetrock to be glued then screwed
 - Glue must be sheetrock specific adhesive

- Contractor will install ½” regular drywall on all walls and ceilings inside home above base flood.
 - Areas inside the house below base flood will receive ½” GlassRoc and full skim coat
 - All bathrooms to receive ½” MR Mold Tough drywall
 - No drywall to installed in shower enclosures (MCH Project Manager will mark with drywall contractor prior)
 - All walls and ceilings will get level 4 finish minimum (unless noted by MCH Project Manager)
- Contractor will install 5/8” Fire code Type X drywall throughout elevator shaft
 - Elevator will get the same level 4 finish as the rest of the house
 - If bottom of elevator is below base flood it will receive 5/8” GlassRoc with full skim coat
- Contractor will install 5/8” Fire Code Type X drywall on all garage ceilings and walls above base flood elevation.
 - Areas in garage below base flood will receive 5/8” GlassRoc with a full skim coat
 - Garage walls and ceilings will get level 4 finish at minimum
- Contractor will apply a minimum of 3 finish coats with sanding in between coats
 - Tape Coat
 - Block Coat
 - Skim Coat (Level 4)
- Contractor will use Dura-Bond Sheetrock Compound
- Contractor will return a minimum of one time for point up
 - Point up will happen after prime and before final paint
- Contractor must remove any unused or extra drywall within 24 hours of completion
- Daily maintenance of the job site to include:
 - House to be broom swept. Trash in the house and on the property to be disposed of on a daily basis at a minimum. All trash to be put in the dumpster on site

H. Responsibilities

MCH Responsibilities

1. To supply the most timely and accurate information possible.
2. To provide regular supervision and direction from the MCH Project Manager.
3. To provide the following plans / drawings / information:
 - a. Architectural & Structural Plans
4. Provide an adequate construction access and curb protection.
5. Notify contractor immediately of any changes
6. Allowable working hours and community specific restrictions will be posted by MCH.
7. MCH Project Manager will walk through with drywall supervisor and mark any areas that will receive only tape coat
 - a. This could include vaulted ceilings or hallways that will receive shiplap
8. MCH will provide heat source for drywall
 - a. Only MCH employees are allowed to turn on and off the heat source.

9. MCH will provide fans if necessary to help with the drying process
 - a. Only MCH employees are allowed to turn on fans
10. MCH will supply dumpster for drywall contractor to clean and dispose of waste

Drywall Contractor's Responsibilities

1. To act in every way possible in an effort to protect and preserve their own work, work that has already been completed, the property and adjacent properties.
2. To comply with all OSHA regulations and requirements.
3. To check accuracy of any material supplied and/or delivered by drywall contractor
4. Contractor is expected to meet MCH's construction schedule as provided.
5. To provide water source as necessary for mixing compound or cleaning tools. Using water from adjacent properties is never an acceptable option.
6. To provide generator as necessary.
7. Contractor will respond and attempt to resolve customer service work, including Punch List items, within 24 hours from date of request and if necessary will attend to customer work before attending to new production work. Notice with explanation must be provided to MCH immediately if contractor cannot resolve service issues within 24 hours due to mobilization, weather, equipment failure, or other extenuating circumstances.
8. Contractor will submit a proposal for any additional work that is outside the original contract, and that proposal needs to be signed off by the homeowner prior to any of that work being completed.
9. Drywall supervisor must walk with MCH Project Manager to mark areas of point up and patching

Company: _____
Signature: _____
Print Name: _____
Review Date: _____

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