

SUSTAINABLE RESIDENTIAL DESIGN

THE ADVANTAGES OF CONSTRUCTION SPECIFICATIONS

Specifications ensure owners that the materials and products used in their project are truly sustainable and not part of the commercial *green bandwagon*.

Construction sites are by nature chaotic. A book of specifications, no matter how large or small the project, brings a sense of organization and confidence to all the parties involved in the project. The values of construction specifications are enormous and prove to:

- Protect owners
- Create an organized, smoothly run operation from initial design concept to construction completion
- Minimize the number of change orders
- Maintain a check-and-balance system between the owner, designer, and general contractor
- Keep the work in progress and on schedule
- Save all parties costly delays due to miscommunication conflicts

What are the construction specifications? This is a format for formally classifying the specific materials that are installed inside and outside of your building, be it a residence or commercial project. The specifications are categorized carefully and in detail to explain the products, the manufacturers' installation instructions, the qualifications required of installers, the safety factors of the products as regards toxicity, the proven longevity and track record of the product, and any other question that would affect the reason for choosing a particular product.

The specifications also control the logistics of completing the project in a timely manner and within budget. The scope of work for each member of the design–build team is specified as well as bidding regulations, team meeting schedules (including meetings between the owner, builder, and subcontractors), and every detail of project site preparation and final walk-through at the project's completion. In addition, facilities' management regulations are described for the maintenance and longevity of the building.

A single-family dwelling may have a simplified version of the specifications rather than the advanced format for high-rise commercial projects. Either way, a book of specifications is the legal document turned to in the event of any litigation that may occur during the life of the project. The plans along with the specifications create the legal document, but the specifications override the drawings where specific information is required.

Call Dmitri Rusov-Morningstar for a Free Consultation! (707) 545-5588