

Chapter 1 : Manufactured Homes | Home

Free Construction Glossary and Home Building Terms. Â· General contractor - responsible for the execution, supervision and overall coordination of a project and may also perform some of the individual construction tasks.

Rubber-based glue which adheres on contact. Contour lines Lines on a topographic map or site plan to describe the contour of the land. Control joints Grooves that are tooled or cut into the surface of wet concrete to make it crack in straight lines at planned locations, rather than cracking randomly. Coped cut A profile cut on a piece of molding that allows it to be butted tightly against the face of another piece in an inside corner. Coping The final horizontal layer of stones that cap and waterproof a stone wall; usually wide and shallow, coping stones are often mortared into place. Corbel out To build out one or more courses of brick or stone from the face of a wall in order to form a support for timbers. Core In plywood, the center of the panel. It may be either veneer or lumber. Corner bead A light-weight metal angle used to shape and reinforce outside corners in drywall, or sheetrock, construction. Corner block A large triangular piece of wood or metal used for added strength at the corners of frames or where legs and rails join. Corner boards Boards used as trim for the external corners of a house or other frame structure and against which the ends of the siding are finished. Corner braces Diagonal braces at the corners of a frame structure to stiffen and strengthen the wall. Cornice 1 Overhang of a pitched roof at the eave line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings. Cornice return That portion of the cornice that returns on the gable end of a house. Counterboring Enlarging a hole so that the head of a screw or bolt inserted can be completely covered. Counterflashing A flashing usually used on chimneys at the roofline to cover shingle flashing and to prevent moisture entry. Countersinking To sink a nail or screw even with or below the surface. Coupling A fitting that connects two lengths of pipe in a straight run. Course A single row of building units such as concrete blocks bricks or shingles. Cove lighting Concealed light sources, placed behind cornice or other horizontal recess, that direct the light on a reflecting ceiling. Cove mold Concave molding used to trim an inside corner. Crawl space A shallow, unfinished space beneath the first floor of a house that has no basement. Used for visual inspection and access to pipes and ducts. Cricket A small drainage-diverting roof structure of single or double slope placed at the junction of larger surfaces that meet at an angle, such as above a chimney. Also called a saddle. Cripple stud A short framing stud that is cut off to make an opening for a door or window. Cripple Stud Short stud over a window or door between the top of the header and the bottom of the top plate. Also, the short stud between the top of the bottom plate and the underside of a window frame. Cross-bridging Diagonal bracing between adjacent floor joists, placed near the center of the joist span to prevent joists from twisting. Cup Distortion or warping of a board so that it is no longer flat across its width. Curb appeal A term used in real estate sales referring to the exterior appearance of a property. Curing The process of aging a new concrete slab with proper moisture to reduce cracking and shrinkage and to develop strength. Cut-in-brace Bracing cut into each stud at an angle to provide lateral support. Dado A rectangular groove across the grain in a board. Dado joint A joint in which one piece is grooved to receive the piece which forms the other part if the joint. Damper Valve designed to control the flow of air or smoke. Dampproofing Vapor barrier or coating on foundation walls or under concrete slabs to prevent moisture from entering the house. Darby A tool with a long sole made of smooth wood or metal, used for smoothing the surface of a concrete slab after initial leveling. Datum A reference point from which elevations are measured. Dead load The weight of the walls, permanent partitions, framing, roofs, and all other permanent stationary construction in a building, not counting the occupants and furnishings and movement. Decay Disintegration of wood or other substance through the action of fungi or bacteria. Decibel db Logarithmic measure of sound intensity. An increase of 6 db is the same as doubling the sound pressure. Deciduous Trees which annually lose their leaves. Deck paint An enamel with a high degree of resistance to mechanical wear; designed for use on such surfaces as porch floors. Decking The term decking can apply to the material used to build an exterior deck or the material used to build interior flooring systems. Defect Any imperfection occurring in or on wood that may lower its quality. Delamination The separation of layers of plies through the failure of adhesive bond. Detail A drawing showing

special information about a particular part of the construction- Details are usually drawn to a larger scale than the other views and are sometimes section views. Dewpoint Temperature at which a vapor begins to condense. Applies especially to moisture in the air. Dimension lumber Lumber at least 2" but less than 5" thick, and 2" or more wide. Includes joists, rafters, studding, planks, and small timbers. Dimension stock Today it is commonly known as hardwood dimension lumber. Direct current DC Electrical current that flows in a single direction. Doorjamb The surrounding case into which and out of which a door closes and opens. It consists of two upright pieces, called side jambs, and a horizontal head jamb. Exterior doorjamb also has thresholds. Dormer A projection in a sloping roof, the framing of which forms a vertical wall suitable for windows or other openings. Double-hung windows A window consisting of two sashes that can slide vertically. Dovetail joint A joint in which one piece has dovetail-shaped pins or tenons which fit into corresponding openings on the other piece. Dowel A small wooden pin used to strengthen a joint. Downspout A pipe, usually metal, for carrying rainwater from roof gutters. Dressed size The dimension of lumber after being surfaced. Drier A solution added to drying oils in paint to quicken the drying. Drip 1 A member of a cornice or other horizontal exterior-finish course that has a projection beyond the other parts for throwing off water. Drip cap A molding placed above the exterior of a door or window frame, causing water to drip beyond the outside of the frame. Drip edge Metal trim installed at the edge of a roof to stop water from running back under the edge of the roof deck. Dry rot A term loosely applied to any crumbly decay of wood, but especially to that which, when in an advanced stage, allows the wood to be crushed easily to a dry powder. The term does not accurately describe decay. Since fungi which cause the rot require considerable moisture for growth. Dry stack wall A stone wall constructed without mortar, which depends on gravity and the fit between the stones for its stability. Drying oil Drying oils are used in the manufacture of paints and varnishes. Linseed oil is a common drying oil. Drywall Also known as wallboard, gypsum board, plasterboard, and by the trade name Sheetrock, a wall-surfacing material composed of sheets of gypsum plaster sandwiched between a low-grade backing paper and a smooth-finish front surface paper that can be painted. Dry-wall returns A type of construction in which the windows have drywall installed from the interior wall surface to the window unit. Another method of trimming windows is to have wood returns from the window to the wall surface. With wood returns you need window casing to frame the inside of the window. With drywall returns you have a cornerbead drywall corner and no window casing. Drywall mud Joint compound; the substance used to hide seams and nail or screw heads in the finished walls of a home. Ducts Pipes which carry air from a furnace or an air conditioner to the rooms of a building. Usually they are round or rectangular and made of metal, although they may be made of asbestos and composition materials. Earnest money A cash deposit paid by the prospective buyer of real property as evidence of his good-faith intention to complete the sale. Easement A right or privilege that one party has in the property of another that entitles the holder to a specific limited use of the property. Eaves The overhang of a roof projecting over the walls. Edging The rounded edges of a concrete slab that are resistant to cracking. Egress window Window whose clear dimensions are large enough that it can serve as a fire exit. Elbow Also known as an ell, this fitting is used to change the direction of a water supply line. Elbow Right-angle bend in stovepipe. Elevation A drawing that shows vertical dimensions- it may also be the height of a point, usually in feet above sea level. Eminent domain The right of the federal and state governments or public service organizations to acquire all or part of a privately owned property for public use. Enamel A kind of paint in which the vehicle is a drying oil or combination of drying oil and resin. The paint dries to an even, hard finish. Equity The appraised market value of a property less all debts owed against it. Excavate To remove earth from a basement site or utility trench, by means of a bulldozer or backhoe a backhoe is a tractor with a scoop bucket attached. Expansion joint A bituminous fiber strip used to separate blocks or units of concrete to prevent cracking due to expansion caused by temperature changes. Exposed aggregate A decorative treatment that exposes a layer of stones embedded in the surface of concrete. Extension jamb Addition to a door or window jamb to bring the jamb up to full wall thickness. Also known as jamb extender.

Construction Dictionary: A comprehensive glossary of construction terms and building industry terminology listed in alphabetical order.

Here are a few to get you going! Top 15 Construction Management Terms: The schedule that is published each week by the general contractor that outlines what is occurring in the next 3 weeks of the project. This is broken down into small, actionable tasks, as opposed to the main project schedule which is the overall timeline. The common term for marked up floor plans usually in red ink showing how installation differed from the original design drawings. This could be issued by a client to the general contractor or the general contractor to a subcontractor. A phase that encompasses the end of a project. The conformed set of drawings that represents the entire contract scope. Often used for work such as welding, anchoring, and concrete pours. A spreadsheet that tracks how long it will take for certain materials to be delivered on-site, especially those with long lead times. It tracks when the submittals for these materials need to be approved so that they can be ordered for fabrication and delivery. Some examples of items that may be on a procurement log are structural steel, HVAC equipment, lighting fixtures, and custom cabinetry. The contract timeline for the duration of the project, usually in Gantt chart format showing relationships and the critical path what items are driving the overall schedule. It is generally composed of long duration tasks, sorted by scope and location, as opposed to the 3 week look ahead which is very detailed and short term. A list of all items that need to be fixed before the building or project can be turned over to the client. Punch list items are also known as snags or deficiencies, and include things like paint scratches, damaged siding, cleanup, etc. This process comes at the end of the project after a preliminary walkthrough of the job site. The final punch list is usually tied to a cost withheld from the contractor until it is completed and verified. The response to an RFI acts as a contract change and could result in a change order. The instruction manual that is paired with the contract drawings. It includes information such as installation procedures, product brand requirements, and testing requirements, to name a few. It is separated out by CSI Construction Specification Institute divisions, generally starting with 01 00 00 through 33 00 A document that is prepared by the installing contractor that indicates the products and locations that will be procured and installed. The document will need to be approved by the architect and other applicable design team members , as well as the general contractor and client. An example of a submittal would be a cut sheet of the sink that will be installed in the bathrooms.

Chapter 3 : Dictionary of Construction, Surveying and Civil Engineering - Oxford Reference

- The outside fan unit of the Air Conditioning system. It removes the heat from the freon gas and "turns" the gas back into a liquid and pumps the liquid back to the coil in the furnace.

Please feel free to link to this site! It removes the heat from the freon gas and "turns" the gas back into a liquid and pumps the liquid back to the coil in the furnace. Aerator- The round screened screw-on tip of a sink spout. It mixes water and air for a smooth flow. Aggregate- A mixture of sand and stone and a major component of concrete. Air space - The area between insulation facing and interior of exterior wall coverings. Normally a 1" air gap. Allowance s - A sum of money set aside in the construction contract for items which have not been selected and specified in the construction contract. For example, selection of tile as a flooring may require an allowance for an underlayment material, or an electrical allowance which sets aside an amount of money to be spent on electrical fixtures. Amortization - A payment plan by which a loan is reduced through monthly payments of principal and interest. Anchor bolts- Bolts to secure a wooden sill plate to concrete , or masonry floor or wall. Annual Percentage Rate APR - Annual cost of credit over the life of a loan, including interest, service charges, points, loan fees, mortgage insurance, and other items. Appraisal An expert valuation of property. Apron- A trim board that is installed beneath a window sill Architect - One who has completed a course of study in building and design, and is licensed by the state as an architect. One who draws up plans. Area wells- Corrugated metal or concrete barrier walls installed around a basement window to hold back the earth Assessment - A tax levied on a property, or a value placed on the worth of a property. Assumption - Allows a buyer to assume responsibility for an existing loan instead of getting a new loan. Astragal- A molding, attached to one of a pair of swinging double doors, against which the other door strikes. Attic access- An opening that is placed in the drywalled ceiling of a home providing access to the attic. Attic Ventilators- In houses, screened openings provided to ventilate an attic space. Owners bill back charges to general contractors, and general contractors bill back charges to subcontractors. Examples of back charges include charges for cleanup work or to repair something damaged by another subcontractor, such as a tub chip or broken window. Backing- Frame lumber installed between the wall studs to give additional support for drywall or an interior trim related item, such as handrail brackets, cabinets, and towel bars. In this way, items are screwed and mounted into solid wood rather than weak drywall that may allow the item to break loose from the wall. Carpet backing holds the pile fabric in place. Backout- Work the framing contractor does after the mechanical subcontractors Heating-Plumbing-Electrical finish their phase of work at the Rough before insulation stage to get the home ready for a municipal frame inspection. Generally, the framing contractor repairs anything disturbed by others and completes all framing necessary to pass a Rough Frame Inspection. Ballast- A transformer that steps up the voltage in a florescent lamp. Balloon - A loan that has a series of monthly payments with the remaining balance due in a large lump sum payment at the end. This is done to eliminate the need for a gable end truss. Balusters- Vertical members in a railing used between a top rail and bottom rail or the stair treads. Balustrade- The rail, posts and vertical balusters along the edge of a stairway or elevated walkway. Barge- Horizontal beam rafter that supports shorter rafters. Barge board- A decorative board covering the projecting rafter fly rafter of the gable end. At the cornice, this member is a fascia board. Base or baseboard- A trim board placed against the wall around the room next to the floor. Basement window inserts- The window frame and glass unit that is installed in the window buck. Base shoe- Molding used next to the floor on interior base board. Sometimes called a carpet strip. Bat - A half-brick. Sometimes "faced" meaning to have a paper covering on one side or "unfaced" without paper. Batten- Narrow strips of wood used to cover joints or as decorative vertical members over plywood or wide boards. Bay window- Any window space projecting outward from the walls of a building, either square or polygonal in plan. Beam- A structural member transversely supporting a load. A structural member carrying building loads weight from one support to another. Sometimes called a "girder". Bearing partition- A partition that supports any vertical load in addition to its own weight. Bearing point- A point where a bearing or structural weight is concentrated and transferred to the foundation Bearing wall- A wall that supports any vertical load in addition to its own weight.

Bearing header- a A beam placed perpendicular to joists and to which joists are nailed in framing for a chimney, stairway, or other opening. Bedrock- A subsurface layer of earth that is suitable to support a structure. Bid- A formal offer by a contractor, in accordance with specifications for a project, to do all or a phase of the work at a certain price in accordance with the terms and conditions stated in the offer. Bid security Funds or a bid bond submitted with a bid as a guarantee to the recipient of the bid that the contractor, if awarded the contract, will execute the contract in accordance with the bidding requirements of the contract documents. Bidding requirements- The procedures and conditions for the submission of bids. The requirements are included in documents, such as the notice to bidders, advertisements for bids, instructions to bidders, invitations to bid, and sample bid forms. Bifold door- Doors that are hinged in the middle for opening in a smaller area than standard swing doors. Often used for closet doors. Binder- A receipt for a deposit to secure the right to purchase a home at an agreed terms by a buyer and seller. Bypass doors- Doors that slide by each other and commonly used as closet doors. Blankets- Fiber-glass or rock-wool insulation that comes in long rolls 15 or 23 inches wide. Blocked door blocking - Wood shims used between the door frame and the vertical structural wall framing members. Blocking- Small wood pieces to brace framing members or to provide a nailing base for gypsum board or paneling. Block out- To install a box or barrier within a foundation wall to prevent the concrete from entering an area. For example, foundation walls are sometimes "blocked" in order for mechanical pipes to pass through the wall, to install a crawl space door, and to depress the concrete at a garage door location. Blow insulation- Fiber insulation in loose form and used to insulate attics and existing walls where framing members are not exposed. Blue print s - A type of copying method often used for architectural drawings. Usually used to describe the drawing of a structure which is prepared by an architect or designer for the purpose of design and planning, estimating, securing permits and actual construction. Blue stake- Another phrase for Utility Notification. Board foot- A unit of measure for lumber equal to 1 inch thick by 12 inches wide by 12 inches long. The bond may be used to pay for the unpaid bills or disputed work of the contractor. Such bonds are rarely used in residential construction, they are an insurance policy which guarantees proper completion of a project. Boom- A truck used to hoist heavy material up and into place. To put trusses on a home or to set a heavy beam into place. Bottom chord - The lower or bottom horizontal member of a truss. Brace- An inclined piece of framing lumber applied to wall or floor to strengthen the structure. Often used on walls as temporary bracing until framing has been completed. Breaker panel- The electrical box that distributes electric power entering the home to each branch circuit each plug and switch and composed of circuit breakers. Brick ledge- Part of the foundation wall where brick veneer will rest. Brick lintel- The metal angle iron that brick rests on, especially above a window, door, or other opening. Brick mold-Trim used around an exterior door jamb that siding butts to. Brick tie- A small, corrugated metal strip 1" X 6"- 8" long nailed to wall sheathing or studs. They are inserted into the grout mortar joint of the veneer brick, and holds the veneer wall to the sheathed wall behind it. Brick veneer- A vertical facing of brick laid against and fastened to sheathing of a framed wall or tile wall construction. Buck- Often used in reference to rough frame opening members. Door bucks used in reference to metal door frame. Building insurance- Insurance covering the structure of the building. Building paper- A general term for papers, felts, and similar sheet materials used in buildings without reference to their properties or uses. Generally comes in long rolls. Built-up roof- A roofing composed of three to five layers of asphalt felt laminated with coal tar, pitch, or asphalt. The top is finished with crushed slag or gravel. Generally used on flat or low-pitched roofs. Bull nose drywall - Rounded drywall corners. Bundle - A package of shingles. Normally, there are 3 bundles per square and 27 shingles per bundle. Butt edge- The lower edge of the shingle tabs. Butt hinge- The most common type. Butt joint- The junction where the ends of two timbers meet, and also where sheets of drywall meet on the 4 foot edge. To place materials end-to-end or end-to-edge without overlapping. Buy down- A subsidy usually paid by a builder or developer to reduce monthly payments on a mortgage. By fold door- Doors that are hinged in the middle for opening in a smaller area than standard swing doors.

Chapter 4 : Construction Glossary

Delamination: Separation of the plies in a panel due to failure of the adhesive, usually caused by excessive moisture.

Diaphragm: In structural engineering, a diaphragm is a structural element that transmits lateral.

If the borrower fails to live up to her obligations under the mortgage, the lender has the legal right to demand that the full principal of the mortgage may become due and payable immediately upon the failure.

Construction Term Affidavit A sworn statement setting out facts which the affiant states are true. Sworn before a Commissioner for swearing Oaths, Notary Public or other public official.

Construction Term Allowance Allowance is the amount of money that might be allowed to purchase a particular item in the construction budget for a house.

Construction Term Application Application is a document that supplies information needed for a lending institution to qualify an individual for a loan. This will provide personal and financial information.

Construction Term Application Fee The fees the lender charges the applicant. May include costs of a property appraisal and a credit report on the applicant. May be payable by applicant even if loan is not approved.

Construction Term Appraisal An estimate of the value of property by an authorized appraiser.

Construction Term ARM Also known as a Variable Rate Mortgage, a loan secured against land which has an interest rate that changes according to some outside index -- such as the federal prime rate or the interest rate paid on government bonds -- over the term of the mortgage. The change in interest rate will result in a change in the periodic payments due under the mortgage.

Construction Term As Is agreement A statement in the Agreement of Purchase and Sale that confirms that the Purchaser shall accept the property and all chattels included in the Purchase in the condition in which they are found at the time the Agreement is signed. When used in the advertisement, may suggest flexibility on the part of the Vendor regarding the price.

Construction Term Assessed value The value assigned to a given property by the municipality for the purpose of establishing realty taxes payable by the owner of the property.

Construction Term Assessment A value placed on a property in order to set a rate for a tax to be levied.

Construction Term Assignment The transfer of any right, claim or interest to another person or corporation. Often used to refer to the transfer of a mortgage from one lender to another. Also a noun describing the document which represents the assignment of the right etc.

Construction Term Assume Mortgage The agreement of a purchaser to take on personal liability for a mortgage already registered on title to the property and to make payments under the mortgage. Purchaser takes the place of the vendor in the contract with the lender.

Assumption Assumption allows a buyer to assume the responsibility for an existing loan instead of getting a new one. This act sets standards to protect the rights of individuals with disabilities. Features that are added because of this will be designated as handicap floor plans and details..

Construction Term Air Damper Air Damper is a mechanical device used to control the amount of air flow that goes through an air duct. These dampers can be permanently set to balance a system or electronically controlled, depending on the demand of the system such as in a zone system where the air flow will be adjusted.

Construction Term Air Handler Term used to refer to the mechanical device that produces the forced air in a air conditioning system. The air handler is part of the furnace unit in a house. This can be in either a vertical or a horizontal furnace unit, depending on its location. It usually consists of a motor and a squirrel cage fan. The air handler will be sized to produce a certain CFM cubic feet per minute. This allows the air to be cooled as it is forced across the coils by the motor driven squirrel cage fan. The plenum sits on top of the air handler and creates a supply air duct for the system. These bolts are embedded in the wet concrete when the slab is poured.

Construction Term Attic The attic is the upper most space between the ceiling joist and rafters. The amount of attic space will vary depending on the size of the house and the pitch of the roof.

Construction Term Attic Insulation Attic insulation refers to insulation put in the attic. This is usually either batt insulation or blown insulation.

Construction Term Auxiliary Drain All air conditioning systems have a primary condensation drain as part of the furnace unit. The auxiliary drain in an air conditioning system refers to an extra condensation drain. It consists of a drain pan installed under the inside furnace unit in a closet or attic. Usually the PVC drain is routed to a place where it will draw attention if water begins to drain.

Construction Term Acre An acre is an area measurement of land. An acre measures 43, square feet. The

normal dimensions are at least 2x2 or maybe 2ft by 3ft, depending on the house.

Chapter 5 : Construction Terms

Glossary of Commonly Used Construction Terms. Adit A horizontal or nearly horizontal entrance to a tunnel or mine (as opposed to a vertical shaft). Anchors/Rock Anchors Rock anchors resist.

Job Opportunities Construction Terms Addenda – Written or graphic documents, issued before the execution of a contract that modify, clarify or interpret the bid documents. Allowance – A fixed sum for a specific portion of the work determined by the architect in advance of bidding to be used by all bidders in their bids. An Allowance would be used when the exact character or quality of an element of the work is not known at the time of bidding. Alternate – An alternative to the base bid that provides for a change in the level of quality, or scope of the work specified in the base bid. This provides the owner with an option to modify the project by accepting or rejecting the alternate. Approved Equal – Material, equipment, or method proposed by the contractor and approved by the architect for incorporation in or use in the work as equivalent in essential attributes to the material, equipment, or method specified in the contract document. Architect – A designation reserved, usually by law, for a person or organization professionally qualified and duly licensed to perform architectural services. Architect of Record – The architect licensed in the jurisdiction that the project is located in, who prepares, stamps and signs the construction documents, and is legally recorded as the architect for the project. As-Built Drawings Record Documents – Drawings prepared after construction that describe the actual construction of a project. Bid Documents – Written and graphic documents prepared by the architect used by the bidders to prepare the bid. A typical bid document might include, construction drawings, specifications, instructions to bidders, a bid form, and other information used by the bidder in the preparation of a bid. Bond – A written obligation by which a bonding agency agrees to pay a specified amount, or complete specified work, in the event a contract is not completed. Building Inspector – An employee or agent of a governmental authority empowered to inspect building projects and insure that they are constructed according to code. Building Codes – Regulations, ordinances or statutory requirements of a government unit relating to building construction and occupancy, generally adopted and administered for the protection of public health, safety, and welfare. Building Official – The municipal official responsible for enforcement and interpretation of the building code. Building Permit – A license granted by a government agency to construct a specific project on a specific site, under the terms of the permit. Building Plan – A view of a building floor, looking down from above, showing its horizontal elements, such as, walls, doors, windows, cabinetry, etc.. Change Order – An amendment to the construction contract signed by the owner, architect, and contractor that authorizes a change in the work or an adjustment in the contract sum, or the contract time, or both. Civil Engineer – An engineer that deals primarily, but not exclusively, with site work, such as road design, drainage design and grading. Construction Budget – The sum established by the owner as available for construction of the project, including contingencies for bidding to contractors and for changes during construction. Construction Documents – Drawings and specifications created by an architect that set forth in detail requirements for the construction of the project. Consultant – In the context of this glossary, a consultant is a design professional usually employed by the architect, to help design a project, such as, a structural engineer, mechanical engineer, interior designer, etc. Contract – An agreement between two or more parties. In the context of this glossary, a contract refers to the agreement between the contractor and owner, or between the architect and owner. Contract Documents – The collection of documents that define the agreement between the owner and the contractor, including, but not limited to, the contract, written specifications, and the drawings. Contractor – In this glossary, the contractor is the builder that has entered into an agreement with the owner to build a project. Cost Analysis – The architect calculates expected future operating, maintenance, and replacement costs of desired designs and features to assist homeowners in developing a realistic design and budget estimate. Design-Build – A method of project delivery in which the owner contracts directly with a single entity that is responsible for both design and construction services for a construction project. Design Development – The preparation of more detailed drawings and final design plans, showing correct sizes and shapes for rooms. Also included is an outline of the construction

specifications, listing the major materials to be used. This is usually only done on larger projects. Design Review Committee Architectural Review Committee â€” A committee, usually appointed by the city council, or other elected body, that considers the design and aesthetics of proposed development. Detail â€” A drawing showing an element, or a small portion of the building. Door Schedule â€” A list of the doors, and their characteristics for a project, usually shown in a tabular form. Electrical Engineer â€” An engineer that designs the electrical and communications systems for a building. Elevation â€” A horizontal view of a building, or object, from one side. Energy Code â€” That portion of the building code that relates to energy usage conservation requirements, and standards. Environmental Impact Report EIR â€” Detailed review of a proposed project, its potential adverse environmental effects, possible changes that can be made to reduce adverse effects, and possible alternatives. Final Completion â€” That point in which all work is complete, and all other contract requirements have been satisfied. Finish Schedule â€” A list of the rooms, and their finishes, usually shown in a tabular form. Fire Code â€” That portion of the building code that relates to fire safety requirements, and standards. Fire Protection Engineer â€” An engineer that designs the fire alarm, and fire suppression systems for a building. General Conditions of the Contract â€” The legal requirements in a construction contract that cover a wide variety of topics, issues, and problems that may arise once the project is under construction. Hardware Schedule â€” A list of the hardware used in the doors, usually shown in a tabular form, and referenced in the door schedule. HVAC â€” Heating, ventilation, and cooling systems. Interior Elevation â€” A horizontal view of an interior wall of a building. Invitation to Bid â€” A letter inviting a potential bidder to prepare a bid on a project. Land Use Code Planning Code â€” That portion of a municipal ordinance that regulates the development and use of land within the jurisdiction. Landscape Architect â€” A licensed design professional that deals primarily, but not exclusively, with site work, such as plant selection, irrigation systems, site furniture, etc. Lien â€” A claim on the property of another as security for the payment of a just debt. Life Cycle Cost Analysis â€” The calculation of expected future operating, maintenance, and replacement costs of designs and features to assist owners in developing a realistic design and budget estimate. Mechanical Engineer â€” An engineer that designs the heating, cooling, and ventilation systems for a building. Overhead â€” That portion of the cost of doing business that is not directly related to any specific project. Performance Bond â€” A bond that binds a surety company to complete a construction contract if the contractor defaults. Permits â€” Approvals required by local building authorities, including building, land use, fire, energy code, etc. Perspective â€” A 2 dimensional drawing that represents a 3 dimensional view with vanishing points. Planning Commission â€” A group of citizens appointed by the city council or board of supervisors to consider land use planning matters including proposals to adopt or amend a general plan or zoning ordinance, take action on subdivisions, and approve use permits and variances. Profit â€” That portion of a fee not included as a direct or overhead cost. Profit is considered the benefit accrued for doing business. Program â€” A written statement setting forth design objectives, constraints, and criteria for a project, including special requirements and systems, and site requirements. The program is usually prepared by the architect with input from the owner regarding the goals, needs and function of the project, design expectations, available budget, and pertinent building code and zoning regulations. Programming â€” The architect and homeowner first discuss the goals, needs and function of the project, design expectations and available budget, pertinent building code and zoning regulations. The architect prepares a written statement setting forth design objectives, constraints, and criteria for a project, including special requirements and systems, and site requirements. Project Budget â€” The sum established by the owner as available for the entire project, including the construction budget, land costs, costs of furniture, furnishings, and equipment; financing costs; compensation for professional services; cost of owner furnished goods and services; contingency allowance; and similar established or estimated costs. Schematic Design â€” The preparation of studies to ascertain the requirements of the project, consisting of drawings and other documents illustrating the scale and relationships of the project components for approval by the owner. The architect also submits to the owner a preliminary estimate of construction cost based on current area, volume, or other unit costs. Section â€” A drawing that represents a slice through a building usually a vertical slice. Setback â€” Minimum distance that zoning ordinance requires must be maintained between a structure and property lines or between two structures. Shop

Drawings – Detailed drawings showing how building elements will be fabricated, usually prepared by the fabricator or manufacturer. Site Plan – A view of a project site, looking down from above, showing its horizontal elements, such as, buildings, vegetation, roads, contours, etc.. Soils Engineer – An engineer that is licensed to analyze soil conditions and produce design criteria used by the structural engineer to design the structural systems for a building. Specifications – A part of the construction documents contained in the project manual consisting of written requirements for materials, equipment, construction systems, standards and workmanship, usually prepared in a standard 16 part CSI format. Square Footage – Square footage is the building floor area, and it can be calculated as either gross or net square footage. No uniform standard for computing building area for all types of buildings yet exists, and architects, builders and realtors each measure square footage differently. Square footage is not always an indication of the livable space available in a structure. Owners are encouraged to ask for an explanation of which spaces were included in the square footage calculation. Structural Engineer – An engineer that is licensed to design the structural systems for a building. Subcontractor – A contractor, usually a specialty contractor, such as electrical or plumbing, that is under subcontract to the general contractor. Items that the contractor must submit to the architect for review and approval including such items as, shop drawings, product data, samples, mock-ups, test results, warranties, maintenance manuals, etc. Substantial Completion – The point when construction is sufficiently complete in accordance with the contract documents, that the owner can occupy or utilize the building or space. Modifications to the general conditions of a contract to adapt them to a particular project. Surveyor – A licensed design professional that prepares drawings defining existing site conditions, site boundaries, and sets monuments locating those boundaries. Use on Review – Pursuant to the zoning ordinance, a permit to authorize uses not routinely allowed on a particular site subject to compliance with specified conditions. Use Permit Conditional Use Permit – Pursuant to the zoning ordinance, a permit to authorize uses not routinely allowed on a particular site subject to compliance with specified conditions. Variance – A limited waiver from the requirements of the zoning ordinance, or building code, that may be granted because of special circumstances regarding the subject property. A land use variance usually requires a public hearing before the Planning Commission, Zoning Board, or Zoning Administrator. Vendor – The supplier of materials, and equipment used in the construction of a project. Window – A glazed opening in an external wall of a building; an entire unit consisting of a frame sash and glazing, and any operable elements. Zoning – Local ordinances regulating the use and development of property by dividing the jurisdiction into land use districts or zones represented on a map and specifying the uses and development standards e. Zoning Permit Zoning Certificate, Land Use Permit – A permit granted pursuant to the zoning ordinance to allow development or use of a specific project on a specific site under the terms of the permit. Required prior to obtaining building permit.

Chapter 6 : Fieldwire: Construction Terms

MODULAR CONSTRUCTION: Construction in which the size of all the building materials is based on a common unit of measure. MOISTURE BARRIER: A material such as specially treated paper that retards the passage of vapor or moisture into walls, and prevents condensation within the walls.

Local And State As opposed to the federally mandated HUD code, which is preemptive of local codes and creates uniformity of manufactured home construction across state lines. Manufactured homes installation and foundation systems are typically subject to state or local building codes. Certificate Of Occupancy CO This is a document issued by local or state building department inspector certifying that the manufactured home been installed and the home is certified for occupancy and conditions of permit application have been fulfilled. In some states the signed off permit is considered approval to occupy. Consumer Complaints HUD has entered into a cooperative agreements with 38 state governments to respond to consumer complaints about the performance of manufactured homes. If you have any complaints that have not been resolved about the performance of your manufactured home that have not been resolved by the retailer or the manufacturer, you should first contact the SAA in the state where you live. Crawl Space This is the area between the floor of the manufactured home and the ground. This area is enclosed by perimeter blocking or skirting. The area is not habitable. Delivery and Installation They transport of the home from the retailer or manufacturer location to the site and Installed.. Dapia Design Approval Primary Inspection Agenc These are third-party independent agencies that approve manufactured home engineering and designs for compliance with the Federal Manufactured Home Construction and Safety Standards. In the case of FHA loans, an engineer is usually required to certify the foundation. Expansive Soils Soils that change volume significantly as their moisture content changes. Factory Built Home A dwelling unit fabricated in a off-site manufacturing facility to be installed at a building site. Factory built homes are constructed to comply with the local prescribed building codes. Department of Housing and Urban Development. Floors A term referring to the individual sections of a home. A double wide is two floors; a triple wide is three floors. The steel frame and chassis itself affords the manufactured home a solid foundation that supports the home during transport from factory to site. A permanent foundation is required by lenders and state building agencies to allow the manufactured home to be considered and taxed as real estate. Foundation System An engineered pre-fabricated assembly of materials designed to resist the effects of external forces once the manufactured home is installed upon it. Engineered foundation systems are required in California to resist the seismic effects of earthquakes. Grade The finished ground level adjoining the manufactured home at all exterior walls. The agency of the federal government responsible for national building code enforcement in manufactured housing. Congress and became law on June 15, HUD regulates the design and construction of manufactured homes, formerly known as mobile homes to a specific performance code. This is called a preemptive code because it preempts all local building codes for single family dwellings. The Federal program includes the monitoring of third parties involved in the design review and inspection process, but excludes the actual installation of the homes. Every HUD home has a special label affixed on the exterior of the home indicating that the home has been designed, constructed, tested and inspected to comply with the stringent federal standards set forth in the code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and receives a certification label from an independent third party inspector. The first three alpha characters letters identify the third party independent inspection agency IPIA that inspected the home while it was under construction. A series of numbers follow the IPIA. While the numbers are generally sequential on multi-section homes, this is not a requirement. The HUD label is essentially the Social Security Number of the manufactured home and will tell you the manufacturer, the date of manufacturer and where the home was shipped to. Most lenders will require proof of the HUD Label number. I-Beam or C-Beam A steel beam with short flanges and a cross section formed like the letter I or C that traverses the length of the manufactured home. The beams are an integral part of the manufactured home chassis and is location of where the pier or block support stanchions are placed at time of home installation. Live Loads These loads produced by the use and occupancy of the building or other

structure and not including construction loads or environmental loads such as wind load, snow load, earthquake load, flood load, or deck load. **Manufactured Home** A home fabricated in a manufacturing facility for installation at the installation site, bearing a label certifying it is constructed in compliance with the federal Manufactured Home Construction and Safety Standards making it a HUD home. **Marriage Line** The area where multi-sectioned homes are joined. Many still use the term even though the mobile home of yesteryear bears little resemblance of the manufactured home of today. **Modular Home** Also called prefabricated homes, factory built homes, or system built homes. Modular homes do not have axles or frames, means they are typically transported to their site on flatbed trucks, off frame. Sometimes the modular home are transported to site on their own chassis, which is removed upon arrival at site. Modular homes are not subject to the HUD Code, instead are subject to local siting jurisdictions. **Moisture Barrier** A technique for minimizing moisture accumulation under the home by placing a continuous polyethylene sheet of at least 6-mil thickness on the ground below the home. The barrier blocks moisture in the ground from entering the crawl space. **Multi-Section** A manufactured home built in individual sections with own frame and chassis that are joined together at delivery and installation site. **Outrigger** An integral part of the chassis support system, the outrigger projects laterally from longitudinal steel frame members. **Pads** This is the footer on the ground upon which a pier sets atop that is designed to spread the load bearing of that pier over a larger area thereby providing a more stable base. The spacing of the piers are typically spaced 5 to 10 ft apart depending on home design, local soil characteristic, and roof snow load. The spacing and load requirements are outlined in the manufacturers installation instructions shipped with each new manufactured home. **Park models** are not manufactured homes, not modular homes and they are not trailers. They are a breed of their own. **Penetrometer** An instrument for measuring firmness or consistency of soil. The allowable bearing capacity of the soil is a measure of its strength and ability to carry the weight of the pier without settling or compressing. On new manufactured home installations, pads for piers should be set on compacted or undisturbed soil. Organic or loose matter, such as weeds, trash, and other objects, must be cleared away, and then the area for the pad scraped until solid, undisturbed soil is exposed. If this is not done, uneven settlement can occur. **Percolate** A measure of the ability of the land to absorb water in determining provisions for a sanitation system and drainfield. **Permanently Affixed** With respect to real property, this term is understood to refer to a manufactured home that has been legally attached to the land, thus becoming a fixture. **Permits** City or county authorization to install homes, sewage disposal systems. **Piers** Stanchions of masonry or steel that provide support between the footing pad and the main steel beams of the manufactured home. **Plot Plan** Detailed scale drawing of home site showing location of home, outbuildings, septic systems, as well as set-backs and dimensions. Usually required to obtain home placement permits. **Pit Set, Low Profile, Subterranean Set** Excavating a manufactured home site to allow the home to have a residential low profile look where the appearance of home is that it is sitting on a concrete foundation. This type of installation is more common in areas of the country that do not experience significant rain or snow, such as Southern California. A full perimeter foundation and moisture prevention measure are recommend for this type of installation.

Chapter 7 : Construction Glossary | ILX Construction Training

Pages in category "Construction terminology" The following pages are in this category, out of total. This list may not reflect recent changes ().

Contractor shall furnish all labor, material, services, tools, equipment, and fixtures necessary to perform and complete in a good and workmanlike manner the Work described in the Agreement. All Work shall be done in accordance with, all laws, ordinances, building codes, rules and regulations applying to the Work, including, but not limited to, the Americans with Disabilities Act, environmental regulations and the Occupational Safety and Health Act of , as amended. Contractor shall have control over, and be solely responsible for, all means, methods and sequences for performing the Work. Work shall be commenced and completed within the time frames set forth in the Agreement. Time is of the essence. Contractor shall pay all applicable local, state and federal taxes, license and permit fees, assessments and charges related to the Work. Contractor warrants to Owner that all labor, materials and equipment furnished under the Agreement are of the type and quality required by the Agreement Documents, new unless otherwise required or permitted by the Agreement Documents and installed in a good and workmanlike manner and otherwise in accordance with the Agreement Documents. Contractor further warrants that i it shall use sound construction principles and practices in the performance of the Work; ii it shall apply to the Work a high degree of skill, care, judgment and supervision to assure that the Work is performed properly and in accordance with the Agreement Documents; and iii the Work will be free from defects not inherent in the quality required or permitted. Contractor shall provide a competent manager and a competent superintendent for the Project, approved by Owner, who shall be at the Site and working on the Project for layout, direction, coordination, sequencing and all other required activities, for the entire duration of and until final acceptance of the Work. The approved manager or superintendent shall not be discontinued except upon Final Completion of the Project or in the event of his or her termination of employment or disability or if Owner requests a replacement to resolve incompatible working relationships and no new individual shall be designated without prior approval of Owner. Hazardous Materials may not be used without prior notice to and coordination with Owner. Contractor shall be responsible for any Hazardous Materials brought to the Site by Contractor, Subcontractors, suppliers or anyone else for whom Contractor is responsible. Notwithstanding anything herein to the contrary, asbestos, asbestos containing products or polychlorinated biphenyl PCB shall not be allowed on the Site nor be used in the Work. Such meetings shall be held at times as agreed upon by Contractor and Owner. Contractor shall prepare minutes of both the progress meetings and the administrative meetings with Owner and shall distribute minutes of such meetings to Owner and all attendees. Owner and its agent s shall at all times, have access or Contractor shall provide facilities for access to the Work whenever and wherever it is in preparation or progress. Corridors, doorways and exits, shall be kept free of all materials at all times. If Submittals are required by the Agreement, Submittals shall comply with the Agreement Documents and shall contain such information as required by Owner or Architect. No portion of the Work for which a Submittal is required shall be purchased, fabricated, manufactured or constructed until Owner or its agent has approved the respective Submittal, unless otherwise directed to proceed by Owner. Review and approval of Submittals shall not relieve submitting entities of their responsibility to verify all dimensions, field conditions, quantities, and measurements, to coordinate with contiguous parts of the Work and otherwise comply with the Agreement Documents. Approval of Submittals does not authorize changes to Specification requirements. Contractor shall be responsible for any errors in the Submittals. Contractor shall keep the premises free from liens arising out of the Work. Such obligation shall not be construed to negate, abridge, or reduce any other rights or obligations of indemnity which would otherwise exist as to a party or person described in this clause. Contractor shall transmit an updated list of all subcontractors to Owner prior to commencement of the Work. Contractor shall not employ any subcontractor s rejected by Owner in writing. Nothing contained in the Agreement Documents is intended to or shall create any contractual relationship between any subcontractors of Contractor and Owner. The Agreement may only be modified by written change order signed by both Owner and Contractor, and Contractor shall have no claim

for any extra or additional work unless such work is clearly authorized in writing by Owner before such extra or additional work is performed. The Work shall be deemed complete after it complies in all respects with the Agreement Documents, Contractor has completed all punchlist items, properly cleaned up its worksite, provided Owner with all required warranties, manuals, and record documents, and otherwise has completed all acts necessary to allow Owner to obtain occupancy or use permits as a result of the Work. Owner may terminate the Agreement with or without cause at any time on not less than seven 7 days prior written notice to Contractor. All notices shall be made to the parties at their respective addresses as set forth in the Agreement. Owner shall have the right to audit all charges made pursuant to the Agreement at any time and in its sole discretion. Contractor shall produce and shall afford Owner and its representatives access to inspect or reproduce all Audit Records which Owner may deem necessary to substantiate charges made pursuant to the Agreement. Contractor shall provide information and documents responsive to any request by Owner or its representative under this Section W within ten 10 business days of such request. The Contractor shall preserve these records for a period of three years after completion of the Work of the Agreement, or for such longer period as may be required by law. Moreover, Contractor shall contractually require its employees and subcontractors to comply with the Laws. The Agreement shall be governed by, and construed in accordance with, the laws of Missouri. Louis, Missouri, and the parties stipulate to the jurisdiction and venue of such court. The Agreement shall be binding upon Owner and Contractor, and their respective heirs, successors, executors and administrators. Contractor shall not have the power to assign the Agreement without the prior written consent of Owner. Any assignment without the prior written consent of Owner shall be void. No assignment shall relieve Contractor from any obligations herein unless expressly stated in the assignment and approved in writing by Owner. The following Exhibits are attached hereto and incorporated herein by this reference:

Chapter 8 : Building and Construction Terms Dictionary - Beaufort Online

Abrasives: Substances rubbed on wood to smooth the surface. Flint, garnet, aluminum oxide, and silicon carbide are common abrasives. ABS pipe.

A small molding that has the cross section of a quarter circle. Lumber which has been sawed so that the medullary rays showing on the end grain are nearly perpendicular to the face of the lumber. Stone or other building materials set in the corners of masonry sections of a house for appearance. A groove cut along the edge of a board producing an L shaped strip. Used as trim and in joint work in cabinet construction. A method of heating, usually consisting of a forced hot water system with pipes placed in the floor, wall, or ceiling; or with electrically heated panels. The flow of heat from a warm source through space in waves of infrared or visible light energy. One of a series of structural members of a roof designed to support roof loads. The rafters of a flat roof are sometimes called roof joists. Stonework having irregular shaped units and no indication of systematic course work. A reddish to dull brown softwood. The premier wood for shingles used in the United States because of its durability, ease of working, and light weight. Also used for interior and exterior trim, sash, doors, and siding. Light to deep reddish brown softwood. Mill products include sash, doors, blinds, siding, and trim. Extensively used for garden furniture and exterior decking. The open end of a duct for warm or cool air; usually covered with screening. Concrete with steel bars or webbing embedded for strength. A wall which holds back an earth embankment. The side of an opening for a window or door, between the frame and the outer surface of the wall. An instrument used for regulating electric current. The top edge of the roof where two slopes meet. The board placed on edge at the ridge of the roof into which the upper ends of the rafters are fastened. A sustaining wall or foundation of random stone to prevent erosion on an embankment. In stairs, the vertical height of a step or flight of stairs. Each of the vertical boards closing the spaces between the treads of stairways. The boards or sheet material fastened to the roof rafters on which the shingles or other roof covering is laid. A framed opening in a structure into which doors, windows, and other finished trim are set. In stairs, the net width of a step or the horizontal distance covered by a flight of stairs. Two sloping surfaces meeting in a horizontal ridge, used between the back side of a chimney or other vertical surface and a sloping roof. Also called a cricket. A single light frame containing one or more lights of glass. A small opening in a ceiling which provides access to an attic or roof. A rectangular area of land used in the survey system which is approximately one mile square bounded by section lines. The section system may then be divided into halves, quarters, or smaller units. One square mile comprises acres. A concrete or steel tank where sewage is partially reduced by bacterial action. A zoning restriction which applies to the location of the home on a lot. Lines which indicate the required distances for the location of a structure in relation to the boundaries of the property. The structural covering, usually wood boards or plywood, used over studs or rafters of a structure. Structural building board is normally used only as wall sheathing. A flat roof, slanting in one direction. Wood sheathing which is rabbeted so that the edges of the boards make a flush joint. The small mold against the baseboard at the floor. The finish covering of the outside wall of a frame building, whether made of horizontal weatherboards, vertical boards with battens, shingles, or other material. The lowest member of the frame of a structure, resting on the foundation and supporting the floor joists or the uprights of the wall. The member forming the lower side of an opening, as a door sill. An opening in a roof covered by glass or plastic material to admit natural light. Usually a wood member embedded in concrete, as in a floor, that serves to support and to fasten subfloor or flooring. The portion of a chimney flue located directly over the fireplace. Usually the underside of an overhanging cornice. Wood produced from coniferous trees or trees that bear cones. Most commonly used as the pines, but also includes such trees as fir, spruce, redwood, and cedar. The term has no reference to the actual hardness or softness of the wood. The main vertical pipe which receives waste water from fixtures in a building. A solid member placed between adjacent floor joists near the center of the span to prevent joists from twisting. Pale yellowish softwood used for general building purposes as planks, dimension stock, and joists. Millwork products include doors, sash, casing, and trim. A unit of measure "sq". Sidewall coverings are sometimes packed to cover sq. The horizontal ledge or strip as part of

the frame below an interior window. A row of masonry in a wall with the long side of the units exposed to the exterior. Most commonly refers to an outside plaster made with portland cement as its base. The vertical framing members of a wall. The finish floor is attached over the subflooring. A fill or earth surface upon which concrete is placed. A pit in a basement floor which collects water and into which a sump pump is placed to remove the water. A description of the measure and marking of land, including maps and field notes which describe the property. A ceiling system supported by hanging from the overhead structural framing. A relatively short beam or joist supported in a wall on one end and by a header at the other. A shield, usually of noncorrodible metal, placed in or on a foundation wall or other mass of masonry or around pipes to prevent passage of termites. Wear-resistant flooring made of marble chips or small stones embedded in cement and polished smooth. Materials which can store large amounts of heat such as stone, masonry, or concrete. Is the result of a fluid expanding and rising. Automatic device for controlling temperature. A strip of wood or metal with beveled edges used over the finish floor and the sill of exterior doors. Evidence indicating the rights a person has to the ownership and possession of land. Usually refers to site characteristics such as contour of the land, trees, or other natural features. A specified area of land. A window placed above a door or permanent window which is hinged for ventilation. A U-shaped pipe below plumbing fixtures designed to create a water seal and prevent sewer odors and gases from being released into the habitable areas. The horizontal board in a stairway on which the foot is placed. The finish materials in a building, such as moldings, applied around openings window trim, door trim or at the floor and ceiling of rooms baseboard, cornice. The longer floor framing member around a rectangular opening into which a header is joined. The finishing operation which produces a smooth, hard surface on concrete slab. Structural members arranged and fastened in triangular units to form a ridge framework for support of loads over a long span. A material placed under finish coverings, such as flooring or shingles, to provide a smooth, even surface for applying the finish. The internal angle formed by the junction of two sloping sides of a roof. The diagonal rafter at the intersection of two intersecting sloping roofs. Extremely thin sheets of wood produced by slicing or rotary-cutting a log. Type of wall construction in which frame or masonry walls are faced with other exterior surfacing materials. A vertical soil pipe connected to the drainage system to allow ventilation and pressure equalization. Surfacing on the lower part of an interior wall when finished differently from the remainder of the wall. A small metal strip or steel wire used to bind tiers of masonry in cavity-wall construction, or to bind brick veneer to the wood-frame wall in veneer construction. A device used to remove dissolved minerals from water to make it soft. Generally used in houses supplied by well water, which contains calcium, magnesium, and other minerals, to remove hardness that causes scale buildup in plumbing. Strip of metal or fabric fastened along the edges of windows and doors to reduce drafts and heat loss. An opening at the bottom of a wall which allows the drainage of water. Pertaining to a single-width masonry wall.

Chapter 9 : Construction Dictionary

If these terms and conditions are considered an offer by. Construction Jobs, acceptance is expressly limited to these terms. Our Services are not directed to children younger than 16, and access and use of our Services is only offered to users 16 years of age or older.

An abbreviation for air conditioner or air conditioning. It removes the heat from the freon gas and "turns" the gas back into a liquid and pumps the liquid back to the coil in the furnace. Acoustics The science of sound. In construction, acoustical materials used to keep down noise within a room or to prevent it from passing through walls. The smallest work unit within a project; the basic building block of a project. ADA The Americans with Disabilities Act which gives civil rights protection to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications. Addendum Addenda Written information adding to, clarifying or modifying the bidding documents. An addendum is generally issued by the owner to the contractor during the bidding process and as such, addenda are intended to become part of the contract documents when the construction contract is executed. Construction Manager for fee but classified as an independent contractor for tax purposes. A construction manager for fee does not have any financial responsibility whereas a construction manager at-risk does have financial risk similar to a general contractor. Aggregate A mixture of sand and stone and a major component of concrete. Agreement An arrangement between the parties regarding a method of action. Allowance s A sum of money set aside in the construction contract for items which have not been selected and specified in the construction contract. For example, selection of tile as a flooring may require an allowance for an underlayment material, or an electrical allowance which sets aside an amount of money to be spent on electrical fixtures. A term used to describe partial construction work performed within an existing structure 2. Remodeling without a building addition. Arcade A series of arches supported by a row of columns. Arch A curved structure that will support itself by mutual pressure and the weight above its curved opening. Architect One who designs and supervises the construction of buildings or other structures. Architects Basic Services A recognized series of phases performed by an architect as follows: Architect-Engineer An individual or firm offering professional services as both architect and engineer. Area wells Corrugated metal or concrete barrier walls installed around a basement window to hold back the earth. As-Built Drawings also known as Record Drawings Contract drawings marked up to reflect changes made during the construction process. It is good practice to make As-Built drawings by marking the changes on reproducible drawings such as sepias for the duplication purposes later. Astragal A molding, attached to one of a pair of swinging double doors, against which the other door strikes. Atrium Back to the top Back Charge Billings for work performed or costs incurred by one party that, in accordance with the agreement, should have been performed or incurred by the party to whom billed. Owners bill back charges to general contractors, and general contractors bill back charges to subcontractors. Examples of back charges include charges for cleanup work or to repair something damaged by another subcontractor. Backing Frame lumber installed between the wall studs to give additional support for drywall or an interior trim related item, such as handrail brackets, cabinets, and towel bars. In this way, items are screwed and mounted into solid wood rather than weak drywall that may allow the item to break loose from the wall. Baffle A partial blocking against the flow of wind or sound. Ballast A transformer that steps up the voltage in a florescent lamp. This is done to eliminate the need for a gable end truss. Balustrade The rail, posts and vertical balusters along the edge of a stairway or elevated walkway. Barge Horizontal beam rafter that supports shorter rafters. Barge Board A decorative board covering the projecting rafter fly rafter of the gable end. At the cornice, this member is a fascia board. Base or Baseboard A trim board placed against the wall around the room next to the floor. Beam A structural member transversely supporting a load. A structural member carrying building loads weight from one support to another. Sometimes called a "girder". Bearing Partition A partition that supports any vertical load in addition to its own weight. Bearing Point A point where a bearing or structural weight is concentrated

and transferred to the foundation Bearing Wall A wall that supports any vertical load in addition to its own weight. A beam placed perpendicular to joists and to which joists are nailed in framing for a chimney, stairway, or other opening. The horizontal structural member over an opening for example over a door or window. Bedrock A subsurface layer of earth that is suitable to support a structure. An offer or proposal of a price 2. The amount offered or proposed. Bid Form A standard written form furnished to all bidders for the purpose of obtaining the requested information and required signatures from the authorized bidding representatives. A Bid Opening can be open where the bidders are permitted to attend or closed where the bidders are not permitted to attend. Bid Tabulation A summary sheet listing all bid prices for the purpose of analysing the bid results. Bid tabulations include the required items of the invitation to bid and usually include bid amount, completion time, addendas included, contract exclusions, bonding rate, etc. Often times, the apparent low bidder is not the low bidder. Bidding Documents The published advertisement or written invitation to bid , instructions to bidders, the bid form and the proposed contract documents including any acknowledged addenda issued prior to receipt of bids. The owner usually reserves the right to reject a bid if the Bidding Requirements are not met. Usually used to describe the drawing of a structure which is prepared by an architect or designer for the purpose of design and planning, estimating, securing permits and actual construction. Blue Stake Another phrase for Utility Notification. Bonding Company A properly licensed firm or corporation willing to execute a surety bond, or bonds, payable to the owner, securing the performance on a contract either in whole or in part; or securing payment for labor and materials. Breaker Panel The electrical box that distributes electric power to each branch circuit each plug and switch and composed of circuit breakers. Breezeway A roofed walkway with open sides. Budget Construction Budget 1. An itemized summary of estimated or intended expenditures for a given period of time 2. The total sum of money allocated for a specific project. To form by combining materials or parts 2. A structure enclosed within a roof and within exterior walls housing, shelter, enclosure and support of individuals, animals, or real property of any kind. Building Code The legal requirements set up by the prevailing various governing agencies covering the minimum acceptable requirements for all types of construction. Building Envelope Sometimes referred to as Building Shell 1. The waterproof elements of a building which enclose conditioned spaces through which thermal energy may be transferred to or from the exterior. The outer structure of the building. Courts have ruled that building inspections are exempt from errors and omissions liabilities. Building Permit A written document issued by the appropriate governmental authority permitting construction to begin on a specific project in accordance with drawings and specifications approved by the governmental authority. Built-up Roof A roofing composed of three to five layers of asphalt felt laminated with coal tar, pitch, or asphalt. The top is finished with crushed slag or gravel. Generally used on flat or low-pitched roofs. Butterfly Roof A roof with two sides sloping down toward the interior of the building. Buttress Vertical masonry or concrete support, usually larger at the base, which projects from a wall. BTU Back to the top Caisson A 10" or 12" diameter hole drilled into the earth and embedded into bedrock 3 - 4 feet. The structural support for a type of foundation wall, porch, patio, monopost, or other structure. Two or more "sticks" of reinforcing bars rebar are inserted into and run the full length of the hole and concrete is poured into the caisson hole. Where one floor extends beyond and over a foundation wall. Cantilevered Void Foundation void material used in unusually expansive soils conditions. This void is "trapezoid" shaped and has vertical sides of 6" and 4" respectively. Cavity Wall Double masonry wall having an air space between the wyths. Ceiling Joist One of a series of parallel framing members used to support ceiling loads and supported in turn by larger beams, girders or bearing walls. Also called roof joists. CFM cubic feet per minute A rating that expresses the amount of air a blower or fan can move. The volume of air measured in cubic feet that can pass through an opening in one minute. Change Order A written document between the owner and the contractor signed by the owner and the contractor authorizing a change in the work or an adjustment in the contract sum or the contract time. A change order may be signed by the architect or engineer, provided they have written authority from the owner for such procedure and that a copy of such written authority is furnished to the contractor upon request. The contract sum and the contract time may be changed only by change order. A change order may be in the form of additional compensation or time; or less compensation or time known as a Deduction from the contract the

amount deducted from the contract sum by change order. Change Order Proposal See Change order A change order proposal is the written document before it has been approved and effected by the Contractor and Owner. A change order proposal can be issued by either the contractor or the owner. The change order proposal becomes a change order only after it has been approved and effected by the Contractor and Owner. Change Order Request A written document issued by the owner requesting an adjustment to the contract sum or an extension of the contract time; generally issued by the architect or owners representative. Check Valve A valve that permits passage through a pipe in only one direction. Circuit The path of electrical flow from a power source through an outlet and back to ground. Circuit Breaker A device which looks like a switch and is usually located inside the electrical breaker panel or circuit breaker box.