

The Risk Illuminator

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CSI 16 Division Specs-The Industry Standard

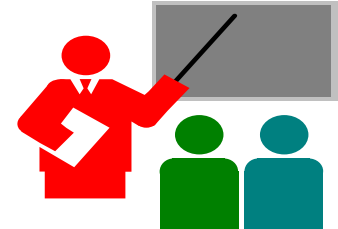
Construction documents are legal documents between an owner and contractor. The contractor is bound to deliver the product as described in these documents. The construction documents are the basis of communication of the project requirements and, generally, consist of the construction contract, the project drawings, and specifications (specs). Specs may be incorporated into a Project Manual or directly onto the drawings.

To avoid miscommunication, the vast majority of experienced Architects, Engineers, and Contractors utilize industry standard documentation. For contracts and course-of-construction documentation, the primary format used is the American Institute of Architects (AIA); for drawings it is the Uniform Drawing System (UDS); and, for specs the undisputed, nationally recognized format is the Con-

struction Specification Institute's (CSI) **16-Division MasterFormat**, with the **1995** version being the most current. LQA utilizes this format in its spreadsheet cost analyses whenever possible. The CSI format provides consistent locations, format & language for specs writers and allow for efficient production & communication. Most budgets also utilize this format, as well as the industry costing services (i.e. RS Means, Marshall Swift, etc.).

The system provides (3) primary layers: the **16 Divisions**, or main categories (see page 2), **Sections**, which provide specific requirements for units of work, and **Parts**, (Part I - General, Part II - Products & Materials, Part III Installation).

Most specs are not written as original documents, but
See page 2 - Specs



Hard-Hat University

"POP QUIZ"

Match the terms with the definitions:

1. Purlin
2. Bargeboard
3. Balustrade
4. Bollard
5. Lintel
6. Sleeper

- A. Horizontal beam forming the upper structure of a door or window.
- B. Trim piece used on the edge of gables where roof extends over the wall.
- C. Low single post, set upright, to prevent vehicles from entering an area.
- D. Timber laid horizontally on principal rafters to support common rafters, on which the roof is laid.

See page 2 - Pop Quiz

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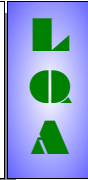
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Specs - from page 1

are assembled from previous jobs, and from master or trade sets of specs.

This may cause one or more of the (3) most common problems including: 1) specs that don't pertain to the project under consideration, 2) wordy, difficult to read specs, and 3) specs contradicting the working drawings.

- The 16 CSI Divisions -

- 1-General Requirements
- 2-Site
- 3-Concrete
- 4-Masonry
- 5-Metals
- 6-Wood & Plastic
- 7-Thermal & Moisture Protection
- 8-Doors & Windows
- 9-Finishes

- 11-Equipment
- 12-Furnishings
- 13-Special Construction
- 14-Conveying Systems
- 15-Mechanical
- 16-Electrical

Uniform Drawing System (UDS) - Sister to CSI Format

The UDS has been created by the CSI, in conjunction with the AIA, in a effort to bring the same benefits of standardization to the drawing side of the construction documentation that the CSI MasterFormat has brought to specs. It incorporates the AIA's

"CAD Layering Guidelines (1997). The system(s) includes detailed sequencing, numbering/lettering, contents, & drawing format guidelines.

-UDS Major Group Designators-

- G-General Information
 - C-Civil
 - L-Landscaping
 - A-Architectural
- S-Structural Engineering
- M-Mechanical - HVAC
- P-Plumbing
- E-Electrical Engineering
- T-Telecommunications
- FP-Fire Protection

-UDS Sheet Identifiers-

- 0-General Information
 - 1-Plans
 - 2-Elevations
 - 3-Sections
 - 4-Details
 - 5-Schedules

As an example, utilizing the above listings, Sheet C.1 would be the Civil/ Site plan. Most Architects have adopted some form of the system, which leads to more efficient communication between project professionals.

Pop Quiz - from page 1

E. An entire railing system, including top rail, bottom rail, and the vertical members used to support the railing.
F. A horizontal timber laid on a slab, the ground, or a roof, which helps distribute the load.

Answers: 1-D, 2-B, 3-E, 4-C, 5-A, 6-F