



## IMPORTANT DESIGN / BUILDING PARAMETERS

**No home should be ordered from Epoch Homes without first consulting this document. This document is part of your contract with Epoch Homes and contains important assumptions that will be made about your order unless we receive written instructions to the contrary.**

### Foundations

Epoch supplies a suggested foundation footprint. Certain areas require an engineer to review and certify a foundation plan. This service IS NOT available from Epoch. An engineer must do it locally. The foundation plans provided by Epoch are for dimensional purposes ONLY!!!

- Openings 6'-0" or more get lally columns under each end.
- Lally columns at standard spacing may change due to point loads and ground snow loads.
- Walls are drawn at 10" (typical) all dimensions from exterior.
- Foundations will have specific wind bracing tie down information added at time of full sets.

Builders must check with their local code officials as to requirements for engineering certification. Some states and/or local code officers are becoming very strict about this. All foundation engineering is per soil conditions & local codes by others.

### Wall Height

- a. One-level buildings with a trussed roof or folding rafter system can have a maximum wall height of up to 8'-0", which is standard.
- b. Folding rafter roof systems have a maximum wall height of 8'-0". Folding rafter roof systems have 6" overhangs and 2x4 top flips, which allows the roof to be folded down and maintain road height requirements. Wall heights over 8'-0" will result in the roof system being done as components if possible.
- c. The first floor of colonials that have modules being placed over them can have a wall height of up to 9'-0" (9'-6" ceilings can be achieved at an additional cost and will require additional on-site work).
- d. Flat ceilings with component roofs can have 9'-0" ceilings.
- e. Hip roofs will be shipped as components, not as a part of a folding roof system on the module.
- f. If you have any question about the wall height chosen by you or your customer, please make sure you receive the answer in writing from Epoch Homes before proceeding with the order.**

## Roofs

- a. Consult the *Field Installation Guide* and set of plans regarding the degree of completion on roofs. Epoch does not install roof shingles at hinge points on roofs, on roof panels and the shingles are staggered back from the gable ends.
- b. The field contractor is responsible for installing the collar ties (using supplied “T” posts in all cape/folding rafter roof applications, along with the plywood between the modules. Materials are supplied by Epoch.
- c. In all instances the field contractor must supply laborers / carpenters to assist the Epoch crew. Consult Field Installation Manual.
- d. The Epoch set crew will assist the builder and his crew whenever possible in placing tarps over the structure when weather might be an issue. Also, Epoch recommends that the builder address any other areas of potential weather infiltration and put the necessary preventative measures in place. Once a roof or roof system has a tarp placed over it by the Epoch set crew, any further responsibility for maintaining the integrity or weather tightness of the covering and the structure beneath it, is the sole responsibility of the owner/field contractor.
- e. Due to varying ground snow load requirements the builder must notify Epoch of the required loading in the area the house is to be located. Most trussed roofs can achieve the required loading at 24” spacing. For heavier loads 16” spacing or other adjustments must be made at additional cost (see option pricing or your DSM). Orders must include the load information; **you must contact your local building department to verify the requirements in the town that you are building in. Ask them what the ground snow load requirements are.** Epoch will quote the proper cost to increase from the standard to the specific requirements of the town.
- f. Roofs on dormers of stacked capes must be shipped loose and therefore will sit higher than the roofs of unfinished dormers on standard capes.
- g. In some instances soffits must be shipped loose due to road height or width restrictions. Refer to “Roof Construction Details” chart.
- h. If a house has a reverse gable the overhangs of the reverse gable will be built to align with the soffits’ overhang. The soffits can either be continuous in front of the reverse gable or tie into the reverse gable at its ends.
- i. Consult Epoch design department for information how large a pre- built: reverse gable/bump out can be to get it built as a component.

## Roof Construction Details

	Soffits (Eve Extension)	Gable End Overhangs	Plywood Deck
5/12 truss	11"	6"	No
7/12 truss	11"	6"	No
9/12 truss	11"	6"	No
5/12 rafter	6" or 11" *	6"	No
7/12 rafter	6" or 11" *	6"	No
9/12 rafter	6" or 11" *	6"	Yes
10/12 rafter	6" or 11" *	6"	Yes
12/12 rafter Colonial	6" or 11" *	6"	Yes
12/12 rafter Cape	6" fixed	None	Yes
Gambrel	6" fixed	None	Yes

\* Shipped loose for site installation by Epoch set crew and site finishing of roofing, soffits and trim installed by builder.

Ranches/Splits and/or Colonials that have a folding rafter roof system I.L.O. a trussed roof system have 6" soffits, which will allow them to be installed at the factory. This is typical for any pitch roof. The customer has the option to change the overhangs to 11" overhangs. This will result in the overhangs being shipped loose. The Epoch set crew will set the overhangs on the box. The field contractor will be responsible to install the missing roofing and to finish all the vent and trim.

Houses that have overhangs located on the "gable" of the box will have the overhangs installed at the factory for both types of roofs. Please note the gable overhangs (located along the length) may be shipped loose if they cause the box to be over 14W.

### Gable End Overhangs

The standard gable end overhang dimension is 6". Optional sizes greater than 6" will be looked at on a case-to-case basis as the size of the framing and trim will need to be increased and the method of fastening to the main roof will need to be determined.

Capes/Gambrels do not have gable overhangs as a standard. They must be added as an optional 6" to match the soffit overhangs. They will NOT be added to 'A' dormers unless specifically requested, as they are often too large in appearance for the size of the 'A' dormer. Refer to the options book for pricing. The Builder must be very clear on the order as to the exact location of overhangs. The size (6") can be reduced for application on 'A' dormers. This must be specifically requested.

Please be clear what you want on your house as early in the process as possible.

**Please note the following issues:**

Roofs that have a “step back” (Ex. The “ Old New Hampton” Model or “Monmouth”) will result in the overhangs being shipped loose at the upper portion of roof. This is because the lower section of roof will not allow the upper section to fold all the way down if the gable overhang is applied at the factory. The Epoch set crew will install the overhang sections. The field contractor will be responsible to finish the roofing that cannot be completed at the factory. Please pay particular attention to the amount of space between the upper and lower portions of roof, as there is often not enough room to apply the finish trim if gable overhangs are applied. It is Epoch’s recommendation that the gable overhangs be eliminated at stepped back areas and only be applied to the actual gable ends. Please note that the space issue also occurs at a stepped in full shed at the 12/12 roof approaches the shed roof at the ridge.

**It is not the intent of this memo to fully cover all aspects of the Field Contractors responsibilities. It is the responsibility of the Field Contractor to understand his portion of work and to contact the factory with any questions. It is the responsibility of the Field Contractor to clearly state on the order any deviation from the standard policy.**

**Dormers**

Epoch has several different types of dormers. All dormers are assumed to be flat ceilings unless otherwise noted.

1. Full shed dormers
  - a. Component roof on (2) box cape or folding rafter colonial.
  - b. Folding truss On 4 box cape.
  - c. Drop in bath dormer Std. size: 9’-0” wide, Max depth 8’-0”.
2. “A” dormers
  - a. “Drop on dormer” - For folding rafter’s entire dormer drops into roof after folding rafters have been set.
  - b. “Drop on roof. – For fixed rafters (side walls and ceiling at factory with 2<sup>nd</sup> floor module, roof is set on at time of set (making the roof it higher).
  - c. Std. size “A” dormers: 5’-6” wide, 7’-0” wide.
3. Please consult short form / order analysis for windows in dormers.

## Ceilings

- a. Flat ceilings are standard unless otherwise specified on your plan or analysis sheet.
- b. Modified cathedral ceilings (truss where bottom chord makes cathedral sloped ceiling.) are not available on modules with a roof pitch over 7/12.
- c. Some designs allow for full cathedral or cathedral to collar tie-height. Typically a full cathedral is site built by the field contractor. A cathedral to collar tie-height may be partially done in the factory. Speak w/ the Engineering Department before ordering. It is important that engineering knows which type the customer prefers. Please be advised that there are limitations to the length of the vault and “open” vaults require additional site work. (Epoch does not ship insulation or sheetrock to finish full or “to collar” tie height cathedral ceilings.)
- d. Attic access minimum, 22”X30”. (Keep away from ceiling lights)
- e. Massachusetts has a minimum of 7’-3” ceiling height any part of the room.

## Doors

- a. Because of transporter movement during transit, gable end doors are only tacked in place in the factory. Field contractor must square and permanently secure after home is on foundation.
- b. If the field contractor requests service on a malfunctioning door and the problem is found to be an improperly leveled sill plate, the field contractor can be charged for the service call.
- c. Any ship loose door ordered by the builder will include a lockset or a privacy or passage set, depending on the application. The door must be ordered at the time the home is ordered and must include the swing required and the jamb size required at that time.
- d. Specialty doors may require longer lead-time and may cause a delay in the delivery of the home.
- e. All 6-panel hardboard hollow core doors and solid core are smooth.
- f. Exterior door hardware is Schlage, brass.
- g. Interior door hardware is Schlage, brass. Brass/chrome used at entrance baths. Chrome / Chrome within bathrooms.
- h. Privacy locksets on all bathrooms and Bedroom 1, passage sets balance unless otherwise specified.
- i. Andersen doors have Andersen supplied hardware
- j. Specialty hardware is available only if enough lead-time is available to acquire it.
- k. Wood doors need to be finished prior to shipping for warranty reasons (installing door and not finishing will void warranty).
- l. Egress doors:
  - (1) 36” swing dr. and (1) 2’-8” nominal door width required.
  - 6’-0” terrace and slider do not meet 36” egress requirements.
- m. Ext. door options:
  - No transoms with an 8’-0” ceiling height. 9’-0’ walls when moving window headers to 7’-10 1/2” add transom at exterior doors to match heights.

## Windows

- a. Angle Bay windows. In order to fit under Epoch's standard overhang, the maximum degree for angle bays is 30. It is assumed that all angle bay windows will be shipped loose, for site installation by the field contractor, with the exception of those installed on single story, 12' wide modules, or those installed on the gable ends of modules that are less than 56' long. All others will be shipped loose. Angle bay windows in your price book do not include a roof and priced to be covered by the standard overhang, or by extending the overhang, of a ranch or colonial. Capes and gambrels have an overhang of 6" that does not cover an angle bay. Check with your DSM for options. If we ship an angle bay window loose where a roof is required (e.g., the first floor of a two story home), 1. Rough framing and exterior finish materials are included. The site contractor is responsible for cutting, fitting and installing these materials. 2. Windows installed on gable ends will have the roof installed at the factory if possible. If not, the above mentioned site work will be required.
- b. Bow windows. The projection on bow windows cannot exceed 11" if they are to be installed so the eave overhang covers them. The balance of the assumptions found in (a.), above, is true also for bow windows.
- c. Roof windows (skylights) are not installed in the plant by Epoch. They are shipped loose for installation by the field contractor. Screens are standard for roof windows that open, as are control rods (cranks) to operate them.
- d. Epoch gives you access to several brands of windows. However, discourage mixing brands or lines within brands in a single house.
- e. When you wish to purchase extra windows for your project, they must be ordered with the home. We cannot accept orders for additional windows at a later date.
- f. Std. window header heights: 6'-10 1/2" from sub floor. Can be moved to 7'-10 1/2" with 9'-0" walls to match transom at exterior door upon request.
- g. Keep in mind window heights in relation to baseboard heat and electrical and vacuum outlets.
- h. Please specify any exterior trim you may require. Exterior windowsills are not standard but can be installed if requested.
- i. Please note that all homes in all states must comply with energy conservation codes (REScheck). Be aware that there are limitations to how many windows you can have in a room or a house. Glazing greatly reduces the efficiency of a structure.
- j. High wind areas also have limitations to the amount and placement of windows. Please be aware that Epoch design department may need to change your plan to allow for adequate wind bracing to comply with code. There are options to locate windows in brace wall locations at additional expense.

## **Siding/Shutters**

- a. Epoch standard exposure on red cedar clapboards is 4 1/4" to the weather.
- b. Cedar clapboard by Epoch are installed per the manufacturers recommendation. Specifically, Epoch nails through one layer of clapboard, NEVER two layers (leaving the heads of the nails visible). Builders who prefer the cedar nailed through two layers should delete the siding and apply it on site.
- c. If you opt to have red cedar clapboards pre-primed, they must be chosen at the time of order writing or Epoch may not be able to get the material in time for your home. If that is the case, we will delete the siding entirely.
- d. Epoch standard exposure on white cedar shingles is 5" to the weather.
- e. All siding is calculated based on the field contractor installing one (1) 2x sill on top of the foundation. Failure to notify Epoch Homes, in writing, that you are doing something different will result in the owner/field contractor taking total responsibility for any coursing errors that result.
- f. Normal shutter width is 14" (12" available by special request). Normal shutter is plastic material, with louvered look. Panel shutters are available at higher cost.
- g. Shutter installed at Epoch are installed on the outside of window trim.
- h. Cedar impressions need to be installed on site unless a water table trim piece is installed on site instead of starter course.

## **Exterior Trim**

- a. Normal exterior trim at windows is the window itself. Any changes must be specified at the time of order.
- b. Normal exterior trim at doors is 908 casing. Any changes must be specified at the time of order.
- c. Key-block pediments over windows or doors are either wood by Brosco or synthetic material by Stylemark, or Fypon. They are not available in cedar or any other type of wood. Please refer to the current ***Epoch Product Manual***.
- d. Eave and gable overhangs (if applicable) are wood and plywood, painted. If you want vinyl or Koma it must be specified at time of order. Please note that the standard 1x2 shadow board is not available with vinyl wrapped trim.
- e. All vinyl siding trim is white – including J-Channel and corners.
- f. Standard wood siding trim is pine, prime painted.
- g. Vinyl wrapped trim is available at an additional cost. It will consist of a 6" piece of white vinyl fascia and vented soffit (non vented at gable overhangs). It is available in white only and will not have the standard 1x2 shadow board. Aluminum "wrap" material, that may be required to cover exterior trim is not available from Epoch.
- h. Certain trims are not available for circle top windows. Verify with DSM.

## Interior Trim

- a. See *Epoch Product Manual* for standards. Any changes must be specified at time of order.
- b. Please notify the design dept. as early as possible if you intend to use wide casing (anything over 2 1/2").
- c. If you opt to have stained interior mouldings, Minwax fruitwood is the standard for light colored stain; Minwax special walnut is the standard for dark stain. **If the order simply says light or dark – those are the stains that will be used.** We will do other stain colors for your customer. They must be **MINWAX** and you must **specify the exact MINWAX color on the order. EPOCH WILL NOT DO COLOR MIXING, NOR DOES EPOCH PURPORT TO MATCH STAINS TO ANY OTHER PRODUCT, SUCH AS KITCHEN CABINETS OR PREFINISHED WOOD FLOORING!** Please remember that we do not polyurethane stained woodwork.
- d. 1/2 Walls are 42" in height standard.
- e. 1/2 Walls at kitchen cabinets with eat at counter on top will be 45" to allow for turned outlets above backsplash.
- f. Epoch standard chair rail height is 32" a.s.f. (Unless otherwise requested)
- g. Epoch standard wainscoting with chair rail cap is 42" a.s.f. (Unless otherwise requested)

## Flooring

- a. Demarcation lines between types of flooring must be marked on the plan at the time of order or Epoch will choose the logical beginning and ending point for a type of flooring.
- b. If you are installing tile on site, we need to know what thickness it will be and whether or not we are installing underlayment. If Epoch is not notified, Epoch will assume a 3/8" UL thickness and a 3/8" tile thickness for a total finish floor thickness of 3/4". **Failure to indicate what you are doing could result in stairs being incorrect or could result in more site work for you.** Please note that Epoch does not offer tile installation as an option with the exception of fireplace surrounds.
- c. If you make no indication about the flooring you're doing and whether you wish us to complete the installation of trim/baseboard it will be nailed home and primed.
- d. If the flooring you choose crosses module lines, Epoch will install the flooring in the largest area possible and will ship the material loose for site installation in the adjoining module. Homes with hardwood flooring will have the marriage wall 3/4" subfloor cut back approximately 18" from the marriage wall at each area the hardwood is located. This minimizes shifting of the house at the marriage wall resulting in flooring movement. This also means slightly less flooring installed at the factory
- e. If you choose pre-finished wood flooring you accept the responsibility for protecting the flooring after delivery and for any type of damage due to moisture or humidity within the home.

## **Stairs and Rails**

- a. Unless otherwise specified, the following will be observed when installing finished stairs and/or rail systems.
  1. Treads will be oak, no stain and no finish.
  2. Risers and skirt-boards will be painted white
  3. Newels and rails will be oak, no stain and no finish.
  4. Balusters will be painted white
  5. Baluster, newel and rail style will be chosen by Epoch Homes unless a special request is made at time of order (standard is traditional).
- b. In all finished stair applications, there are generally one or more steps that must be installed by the field contractor.
- c. Epoch will only install rails where a section can be completed and the parts are not higher than the ceiling height on the first floor. Full-length rails and all second floor rails will be shipped loose.
- d. Pull down stairs overall 22" x 48"
- e. Stairs that cut through marriage walls can either be shipped loose in one large piece if getting to location after set is practical. Other wise stairs will be broken and a section will be shipped loose and installed on site by field contractor.
- f. Stairs on exterior walls to basement allow room for foundation wall below in stair width.
- g. Stairs will be 8 1/4" X 9" unless specific requirements requested.

## **Cabinets and Countertops**

- a. Kitchen Kompact, Chadwood come in square door style only and there are limited specialty cabinets available in that line. Chadwood cabinets come with handles on doors. There is only one color available.
- b. Yorktowne cabinets come without door or drawer pulls, unless you order a "full overlay" cabinet (that means that the doors nearly touch each other when closed). Standard overlay doors do not get pulls unless you specify them at the time of order. Round pulls come from Epoch in (3) colors – white (porcelain), brass, and chrome. No other choices are available. The standard Brighton Square cabinets have full overlay doors and handles are included in this line only.
- c. Refer to the latest options price list for the current vanity configurations.
- d. When choosing counters, remember that the only profile available is the 290 wrap.
- e. Please remember that all counter choices must be made from the current counter listing.
- f. Standard Island counter top depth sizes 36" eat at and 27" bar top.
- g. 9'-0" ceiling heights = 42" upper cabinet top at 8'-0" (additional cost).  
8'-0" ceiling heights = 30" upper cabinet top at 7'-0".
- h. 3" minimum between appliances.
- i. If cabinets are by others an accurate final layout is required before full sets for accurate plumbing and electrical layouts.
- j. Appliance specs requested for layout.
- k. Cabinets and counters crossing marriage walls must be shipped loose and installed on site by f.c.

- l. Rough openings required for site installed Medicine cabinets. Including height A.S.F.

### **Module size/Limitations**

Epoch's standard module size is 12', 13', or 13' 9 3/8". Maximum length for these sized modules is 60' (over 52' subject to site review). Over width modules may also be available. They are 15' and 15' 9 3/8". These are limited to 54' in length (subject to site review). Storage for oversized modules MUST be on site. Commercial buildings or buildings with 100# loading and/or buildings with added weight will need to be shorter. This is due to the weight restrictions on our trailers.

### **Spans**

Please consult design dept regarding spans as they vary drastically depending on code required snow loads and module construction.

### **Fireplaces, Fireplace & Chimney Framing**

- a. Unless specified at the time of order, fireplace framing at outside walls shall be understood to be Epoch's standard size 5'-4" wide x 4'-4" high, with floor opening being 5'4" wide x 1'-6" deep from the face of the sheetrock.
- b. If you choose to have a fireplace installed, a completed fireplace form must accompany order, including color choice if marble tile is to be used. In the absence of a color choice, the choice will be made by Epoch.
- c. Gas fireplaces must specify natural gas or liquid propane. If no choice is made, you will receive a natural gas fireplace.
- d. You must specify the size of all chimney chases. The dimension must include any clearances required by local ordinance.
- e. Please remember that the field contractor is responsible for the chimney cap on fireplaces that are factory installed.

### **Plumbing**

- a. Unless there is a specific request at time of order, all whirlpool faucets and the location of the faucet shall be chosen by Epoch.
- b. Epoch does not install showerheads at whirlpools standard unless the whirlpool is a one piece, tub/shower.
- c. The jets will not necessarily match the color of the faucets.
- d. If brass faucets are ordered, the balance of accessories will not necessarily be brass unless each item is specifically called out to be so. Brass towel bars, toilet paper holders, etc. are available in brass for an additional cost.
- e. Stacking washer/dryers will have washer boxes and electrical connections on the side so they are accessible in case of emergency.
- f. Epoch standard is to hold whirlpools up 3/8" for tile to be installed under the flange.
- g. VAC outlets not on any wall w/ double framing (i.e. marriage and stair).
- h. Show thermostat location on submitted plan or Epoch will choose the location.
- i. Show emergency switch location on plan or Epoch will choose the location.

- j. Specify zones for 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor will be plumbed for 1 zone unless specified.
- k. Two box capes will have (2) “M feeds” to the second floor it is expected that you will be using false baseboard.

### **Electrical**

- a. Service location must be marked on plan or Epoch will choose the location. Failure to mark the location could result in an added expense for you for a service disconnect. We assume panel is in basement unless otherwise noted.
- b. If a sub-panel is required in the home you must also mark that location on the plan.
- c. Please remember that when ordering wiring and switches for ceiling fans, Epoch cannot supply a rheostat for the fan – that switch must be compatible w/the fan and must come from the fan manufacturer.
- d. If you have special requirements for switch or outlet locations, they must be marked on the plan submitted with the order. Epoch will locate all other switches and outlets. Building code dictates the minimum outlets a room must have.
- e. On larger houses we have a tendency to fill the standard 200 amp panels, please consider a second panel. Possibly for the second floor.
- f. Strip outlets used on peninsulas and islands so we don't have to cut cabinets.
- g. Epoch standard wall sconce height is 66" a.s.f.

### **Access panels**

- a. Two box capes have access through the second floor deck.
- b. Colonials and stacking capes have several options listed below.
  - a. Through the sub-floor only if we are not installing flooring or underlayment in that area. Usually under factory installed plumbing.
  - b. Through the sheetrock on the first floor ceiling.
  - c. Through the perimeter beam after modules are set.