



ROOF REPAIR PROGRAMME

Scope of Work Guidelines





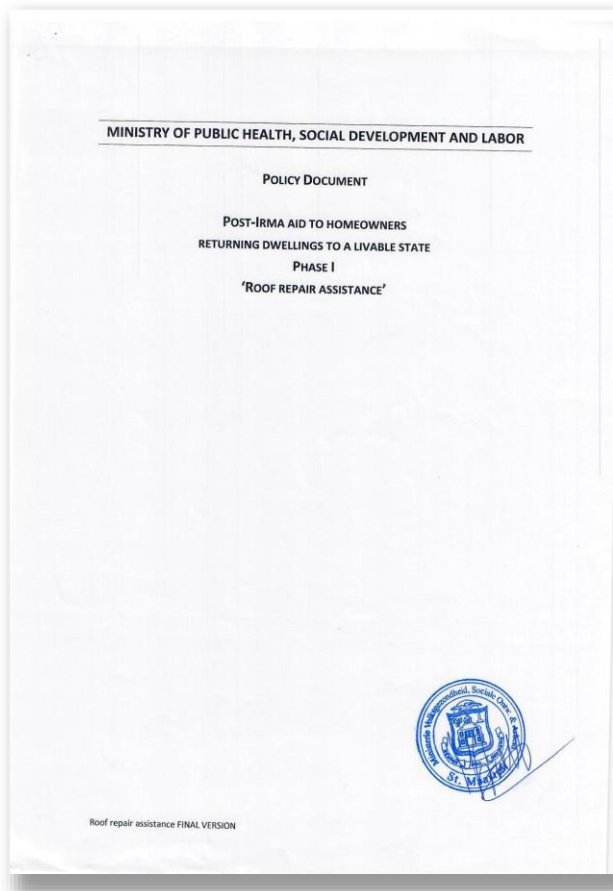
The purpose of the Roof Repair Programme is to repair and where necessary, rebuild the roofs of homes that suffered hurricane damage.

It is premised on the basis that once the roof is in place, a house can by degrees, remain for the most part dry which is a condition precedent for its habitability.

This is the starting point for the restoration of the homes but it is acknowledged that this is not the end of the process and the programme by its intent, is inherently limited in its scope.

Each house, each location, each roof is unique as is the damage they would have suffered and therefore It is the purpose of this document to define the limitations of the programme as they relate to the individual home's scope of works .





The legal and regulatory framework for the programme was established on November 10th 2017 (COM101117) when the Council of Ministers approved the allocation of NAF 3 million towards the roof repair programme and an additional NAF 2 million from pledged assistance.

In the document that describes the eligibility criteria, it states:

Criteria as to the nature of the damage eligible for assistance:

v. **The dwelling is in a state in which roof repairs with possibly minor additional window and door repairs,** can restore the dwelling to a livable state (as far as protection from the elements is concerned). This criterion excludes dwellings that are beyond repair or have major structural damage.

vi. The owner carries no or insignificant insurance against hurricane damage to the home.

For the purposes of this document, we are assuming that the eligibility criteria have been determined in accordance with the framework and its intent.

Our starting point is in the specific detail of how the scope of works will be determined based on the properties visited during the mission.

#	BUILDING ELEMENT (in part or in whole)	PROVIDED FOR	CONDITIONAL NOTES
1	Roof sheet	YES	-
2	Roof Board	YES	-
3	Roof battens	YES	-
4	Roof joists	YES	-
5	Roof trusses	YES	-
6	Wall plates	YES	-
7	Felt paper	YES	-
8	Ring beam	YES	-
9	Anchors	YES	-
10	Load bearing walls, columns, beams and footings	CONDITIONAL*	Where the loadbearing wall or column and beam are supporting the roof, then their structural integrity is essential and all structural repairs are to be included for. If there is evidence of hurricane related damage to the footing/foundation of the structural element, then the remedial works should be included for.
11	Ceiling frame/catting	CONDITIONAL**	Where ceilings were existing before the event, then they should be restored/rebuilt in a similar manner with similar materials. The extent of the works should be limited to the area of destroyed/damaged ceiling only.
12	Ceiling board	CONDITIONAL**	See above
13	Hurricane straps	YES	-
14	Gang nail plates	YES	-
15	Roofing nails	YES	-
16	Roofing screws	YES	-
17	Radiant barrier	RECOMMENDED***	-
18	Fascia boards	YES	-
19	Soffit	CONDITIONAL**	Where soffits were existing before the event, then they should be restored/rebuilt in a similar manner with similar materials. The extent of the works should be limited to the area of destroyed/damaged soffit only.
20	Roof gutters & down pipes	CONDITIONAL**	Where gutters and RWDPs were existing before the event, then they should be restored/rebuilt in a similar manner with similar materials. The extent of the works should be limited to the area of destroyed/damaged soffit only.
21	Water storage	NO	-
22	Electrical mains connection	NO	Mains disconnection and or re-connection are not part of the scope of works. However, the contractor must ensure prior to the start of the works that any electrical wiring in the area of the works can be properly isolated.

#	BUILDING ELEMENT (in part or in whole)	PROVIDED FOR	CONDITIONAL NOTES
23	Electrical wiring	CONDITIONAL**	Our inspection of several houses that are scheduled for repairs, saw existing electrical wiring in areas of the ceiling that will be disturbed by the works. This wiring needs to be isolated and all fixtures removed and carefully set aside for reuse. Following the roof works, the wiring will then have to be restored using existing material where possible (and only where it meets code requirements).
24	Power points and switches	CONDITIONAL**	See above
25	Lights & electrical fittings	NO	Where electrical fixtures and fittings are in the area of the works, then they are to be carefully removed and set aside for re-use by the home owner.
26	Air Conditioning	NO	Where air conditioning units and lines are in the area of the works, then they are to be carefully removed and set aside for re-use by the home owner.
27	Antennae and Satellite Dishes	NO	Where antennae and satellite dishes are in the area of the works, then they are to be carefully removed and set aside for re-use by the home owner.
28	Exterior Windows	CONDITIONAL**	Where windows previously existed in walls that are to be repaired, then provision should be made for the repair and replacement of the windows with a similar unit.
29	Window Lintels	CONDITIONAL**	See above
30	Window sills	CONDITIONAL**	See above
31	Exterior doors	CONDITIONAL**	Where doors previously existed in walls that are to be repaired, then provision should be made for the repair and replacement of the doors with a similar unit.
32	Door frames & lintels	CONDITIONAL**	See above
33	Interior doors	CONDITIONAL**	Where doors previously existed in walls that are to be repaired, then provision should be made for the repair and replacement of the doors with a similar unit.
34	Interior door frames & lintels	CONDITIONAL**	See above
35	Potable water supply connection	NO	-
36	Potable water piping; supply & waste	NO	-
37	Waste water & sewerage	NO	-
38	Wall finishes (exterior)	CONDITIONAL**	Where existing walls have been repaired or new walls built, then the Contractor should provide for priming and painting all affected surfaces only.
39	Wall finishes (interior)	CONDITIONAL**	See above
40	External works	CONDITIONAL**	Where the contractor judges that the existing access to the area of the works is inadequate and requires the removal of existing building elements (for example a perimeter fence or gate), then provision should be made for its removal and restoration to its original state.

	<p>* - If the exact cause and extent of what appears to be a structural damage cannot be determined prior to going to tender, then we recommend that a Clients Provisional Sum be inserted in the BoQ. VROMI to determine what that sum should be based on their technical appreciation of what they have seen on site.</p>	
	<p>** - If the actual area can not be quantified in the time available, then we recommend that a Clients Provisional Sum be inserted in the BoQ. VROMI to determine what that sum should be based on their technical appreciation of what they have seen on site.</p>	
	<p>*** - Radiant barriers are a very low cost, ultra thin mirror like aluminium foil that reflects thermal radiation and reduces heat transfer. There incorporation into the roof repair works is recommended.</p>	



While the homeowner is to be commended for his innovative approach to salvaged material, the sheeting and the frame need to be replaced.

The method of anchoring the roof joists directly into the wall (crabbing) should be replaced by a wall plate anchored secured onto a ring beam which in turn is anchored into the wall.



The repaired portion of the roof is without a soffit. In this instance, we would suggest that the new roof incorporate a soffit to match the original as far as possible.



Same house as above.



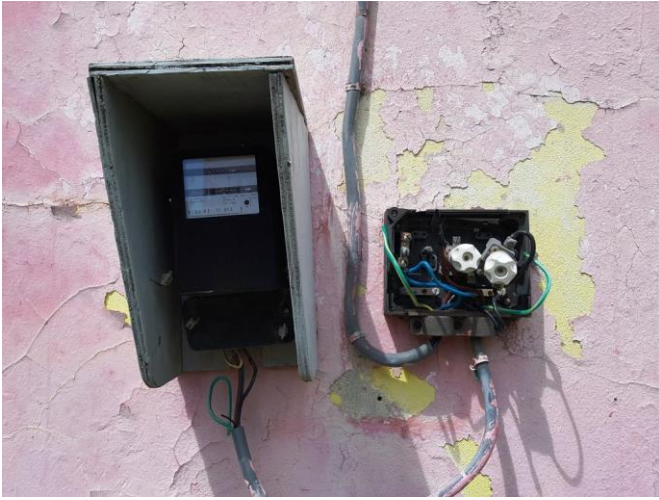
An existing ceiling that will have to be restored. **The removal and storage of furniture and personal effects for the duration of the works will be the responsibility of the owner/occupants.**



While the damage here is from a storm related electrical fire, the damage is to the roof joists and boarding which will require replacement and are covered under the programme.



The damaged door to an internal partition wall is not covered under the programme.



An electrical mains connection that has to be isolated and disconnected prior to the commencement of works.

We would suggest that VROMI establish a liaison with GEBE to ensure that such tasks are done professionally, safely and in a timely manner.



Note the existing electrical wiring that will have to be isolated, removed and then restored.



Note the ceiling fan and AC unit that will have to be carefully removed and set aside for re-use by the homeowner.

We suggest that the homeowners be encouraged to undertake this themselves when they are given formal notice of the planned commencement of works.



Another electrical mains connection that has to be isolated and disconnected prior to the commencement of works.

In this instance it appears to be for multiple residences some of which are not part of the programme and highlights the need for VROMI to establish a liaison with GEBE to ensure that such tasks are done professionally, safely and in a timely manner.



An existing satellite dish that is not covered by the programme and an item that the homeowner should be encouraged to have it removed when they are given formal notice of the planned commencement of works.



Note the existing guttering and down pipe that should be restored as part of the works.



As above



While the homeowner has attempted their own repairs including repainting, the unpainted wall to the right shows what appear to be signs of structural distress. These should either be investigated and specific remedial works included in the BoQ or a Client's Provisional Sum be included in the BoQ.