1. MANDATORY BID REQUEST (RFQ) SCOPE CHECKLISTS — SEND TO SUBCONTRACTORS BEFORE QUOTING

A. Concrete Slab & Foundation RFQ Scope

- **Mix Spec:** Minimum 3,500 PSI (4,000 PSI for 6" shop slabs), 4"–5" slump, air-entrained in freeze zones.
- **Vapor Retarder:** ASTM E1745 Class A 15-mil barrier taped at all seams and plumbing penetrations.
- **Reinforcement:** #4 rebar at 16"–18" O.C. tied on chairs (never pulled up from ground during pour).
- **Grade Beams:** Perimeter thickened edge (12"x18" min) with continuous #4 horizontal bars.
- **Control Joints:** Saw-cut within 6–12 hours of pour at max 10'–12' square panels to control cracking.
- **Exclusions Check:** Confirm whether pump truck, gravel pad, and form removal are included.

B. Shell Erection Crew RFQ Scope

- **Equipment Included:** Confirm who supplies 55-ft telehandler, skid steer auger, and fuel.
- **Post Embedment:** Depth below local frost line + concrete cookies/Perma-Columns + uplift cleats.
- **Truss Bracing:** Full temporary & permanent lateral/diagonal bracing per PE stamped drawings.
- **Fasteners & Flashing:** EPDM gasket screws, butyl tape at roof laps, rat guard base trim, J-channel.
- **Portal Framing:** Overhead door jambs framed plumb and reinforced for commercial door tracks.
- **Jobsite Cleanup:** Magnet sweep for metal shavings/screws and dumpster disposal responsibility.

C. Closed-Cell Spray Foam RFQ Scope

- **Density & Thickness:** 2 lb/cu ft closed-cell polyurethane foam; specify exact depth (2.0"–2.5" roof deck).
- **Surface Prep:** Steel panels must be dry and above manufacturer substrate temperature (typically >50°F).
- **Masking & Protection:** Full poly masking of windows, overhead door tracks, and concrete slab.
- **Thermal Barrier:** Confirm intumescent ignition barrier requirement if foam remains exposed in shop.

D. Electrical & Plumbing Rough-In RFQ Scope

- **Under-Slab Pressure Test:** 10-ft water head or 5 PSI air test inspected by AHJ prior to concrete pour.
- **Service Capacity:** 200A main residential panel + 100A shop sub-panel with 220V welder/EV circuit.
- **Trenching Responsibility:** Clarify whether electrician or dirt crew trenches underground feeder conduit.
- **IRC R302.6 Penetrations:** All wiring/pipes passing through shop-to-living firewall must be fire-caulked.

2. SUBCONTRACTOR W-9, INSURANCE (COI) & LIEN WAIVER VERIFICATION TRACKER

Trade	Company Name	W-9 Rec'd	GL Policy Exp.	Workers Comp	Lien Waiver Status
Dirt / Excavation		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.
Concrete Slab		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.
Shell Erection Crew		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.
Plumbing / Septic		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.
Electrical / HVAC		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.
Spray Foam / Drywall		[ ] Yes	___/___/202_	[ ] COI / Waiver	[ ] Cond. [ ] Final Uncond.

OPERATIONAL NOTICE (NOT LEGAL ADVICE): Lien waiver statutory language is strictly governed by state law. Never release a progress draw payment without collecting a signed *Conditional Waiver on Progress Payment* (using your state's statutory form) and an *Unconditional Waiver on Final Payment* once funds clear.

3. REGIONAL CODE & PERMITTING BRIEFINGS (VERIFIED OFFICIAL AGENCIES)

TEXAS (Labor Index: 0.88x | BLS Framing: $24.51/hr)

- **Coastal Windstorm (TDI):** 14 First Tier coastal counties require a Texas Dept. of Insurance **WPI-8 Certificate of Compliance** (130–150 MPH engineering + appointed engineer inspections).
- **Rural Septic (TCEQ):** Governed by 30 TAC Chapter 285 (OSSF). Clay soils frequently mandate aerobic spray systems with 2-year maintenance contracts.
- **Unincorporated Counties:** Many rural TX counties do not require residential building permits, but **septic (OSSF), driveway culvert, and lender inspections still apply**.
- **Statutory Lien Waiver Law:** Texas Property Code Chapter 53 (Subchapter L — mandatory statutory forms).

TENNESSEE (Labor Index: 0.91x | BLS Framing: $25.96/hr)

- **Septic Permits (TDEC):** Regulated by Tennessee Dept. of Environment & Conservation (SSDS). High-intensity soil mapping required prior to parcel closing.
- **Geology & Grading:** Karst limestone formations in Middle/East TN often require rock-hammer contingencies ($2,500–$8,000) and engineered bench cuts on sloped lots.
- **Electrical Permits:** State Fire Marshal's Office issues residential electrical permits in jurisdictions without local inspection programs (TVA grid interconnects).
- **Frost Depth:** 12"–24" minimum footing embedment depending on elevation.

OHIO (Labor Index: 1.05x | BLS Framing: $30.09/hr)

- **Frost Line Mandate:** Ohio Residential Code (ORC) enforces **36" to 42" frost-depth** footings/post embedment (Perma-Columns or concrete footer cookies standard).
- **Roof Snow Load (ASCE 7-22):** 20–30 PSF ground snow load (higher in Lake Erie snow belts), requiring engineered 8'–10' O.C. trusses and 2x6 edge purlins.
- **Slab Edge Insulation:** Conditioned residential barndominium slabs require R-10 (2" XPS) vertical perimeter frost insulation.
- **Agricultural Exemption Note:** Ag-exempt barns avoid residential code ONLY if strictly non-habitable; adding any living quarters triggers full ORC compliance.

FLORIDA (Labor Index: 0.94x | BLS Framing: $25.27/hr)

- **Wind Engineering (FBC 8th Ed.):** Basic wind speeds range from 140 MPH inland to 160+ MPH in High-Velocity Hurricane Zones (HVHZ). State-licensed FL PE sealed plans mandatory.
- **Corrosion Protection:** Coastal zones require Class 4 hot-dipped galvanized or 304/316 stainless steel fasteners and hurricane uplift straps.
- **Foundation Bearing:** Sandy soils and high water tables require thickened perimeter grade beams or wide concrete piers (24"–30" dia.) for wind overturn resistance.
- **Statutory Lien Waiver Law:** Florida Statutes Section 713.20 (statutory progress & final release forms).

4. PRE-CLOSING LENDER DOCUMENT ASSEMBLY CHECKLIST

Done	Required Underwriting Document	Where to Obtain / How to Prepare
[ ]	**14-Division CSI Construction Budget**	Export Sheet 1 & Sheet 2 of your MetalBarnCost Lender Budget Workbook to PDF.
[ ]	**3-Builder Scope Reconciliation**	Export Sheet 3 showing normalized shell kit + erection bids with zero freight/stamp gaps.
[ ]	**Material Takeoff Verification**	Attach Sheet 1 & Sheet 2 of your Pro Material Takeoff Calculator to substantiate concrete & kit quantities.
[ ]	**State-Stamped PE Blueprints**	Architectural CAD set + PE wind/snow seal licensed in your build state.
[ ]	**Septic Perc Test & Well Quote**	County Health Dept. / TCEQ / TDEC permit + signed driller estimate.
[ ]	**Builder's Risk Insurance Binder**	$1M course-of-construction policy naming lending institution as loss payee.