

Epoch Homes Economy Specifications

The following specifications are for Epoch's Economy Series single family homes. Specifications on all other commercial or multi-family buildings will be supplied on a individual basis. Items underlined differ from Epoch's standard spec (Preferred Series) homes.

- All Epoch homes are built to meet or exceed International Residential Code (IRC), IBC Plumbing code, IBC Mechanical Code and the Current National Electrical Code.
- All homes meet local, state and federal codes (FHA, FmHA) that pertain to that structure.
- All Epoch buildings meet or exceed local, state and federal energy codes.
- All Epoch Corporation buildings are inspected by a third party, independent inspection agency.

STRUCTURAL SPECIFICATIONS

Floor System

Floor Joists:

- 1st. floor joists - 2 x 8 (24' wide) or 2 x 10 (26' & 28' wide) spruce, pine, fir #2 or equal, at 16" o.c.
- 2nd. floor joists - 2 x 8 (24' & 26' wide) or 2 x 10 (28' wide) spruce, pine, fir #2 or equal, at 16" o.c.

Subfloor

- All floor sheathing is 3/4" tongue & groove OSB, applied using construction adhesive and 2 1/2" screw shank resin coated nails

Bridging

- One row of solid 2x wood bridging per module.

Roofs

Trussed Roofs:

- Standard 5 / 12 pitch folding fabricated truss, manufactured with approved nail plates; 24" o.c. , includes proper cross bracing.
- 11" eave extensions. Gable end overhangs are optional on the Economy Series Homes.
- Optional 7 / 12 and 9 / 12 pitches, as well as custom pitches upon special request

Rafter Roofs:

- 10/12 or 12/12 Folding rafter system with 2 x 8 SPF #2 or equal lower rafter and a 2 x 4 SPF #2 or equal upper rafter, 16" o.c.
- 6" eave extensions, optional gable end overhangs
- Special roof systems such as gambrel, saltbox, full vault cathedral upon request

Sheathing:

- 7/16" OSB (Oriented Strand Board) sheathing. Stagger joints, stapled with 2" resin coated 16 gauge staples

Shingles:

- Ice & Water Barrier - 1st. 3'-0" of front and rear roof covered with a ice & water barrier.
- 15# Felt Paper - Balance of roof covered with 15# felt paper.
- Drip Edge - 8" galvanized drip on front and rear eaves.
- Shingles - 30 year Architectural shingles. Shingles fastened with 1 1/4" resin coated nails.

Ventilation:

- Vented Soffit, full length of module; and either low profile ridge vent at peak or gable end louvers. (Check plans for details)

Insulation

- Trussed Roofs - 12" R-38 fiberglass batt insulation with vapor barrier towards warm side.
- Rafter Roofs - 9" R-30 (with 2 x 10 joist) or 7" R-26 (with 2 x 8 joist) fiberglass batt insulation installed in ceiling system. Balance of insulation required to meet energy codes or customer requirements is supplied and installed by field contractors.
- 2 Story Homes - 1st. floor ceiling has 6" R-21 Fiberglass around perimeter.

Exterior Walls

Walls:

- 2 x 6 studs - spruce, pine, fir - Stud grade or better, 16" o.c., double jack/ stud at all door and windows. Double top plate and single 2 x 6 bottom plate. All spruce, pine, fir #3 or better.

Headers:

- Double 2 x 's with 2 x 3 blocking and insulated, over all exterior openings.

Sheathing:

- 7/16" OSB (Oriented Strand Board), applied horizontally, glued and stapled with 7/16" x 1 3/4" chisel point resin coated staple. All seams caulked

Drywall and Moisture Barrier:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed with lead-free and mercury-free paint. Foil backed insulation or foiled backed drywall (factory choice depending on availability) provides a continuous moisture barrier across the face of the studs

Insulation:

- 6" R-21 friction fit fiberglass insulation.

Interior Walls

Walls:

- 2 x 4 studs, spruce, pine, fir stud grade or better, 16" o.c.
- 8' ceiling height

Marriage walls:

- Double 2 x 3 studs walls, spruce, pine, fir stud grade or better. 16" o.c. with 7/16" OSB (Oriented Strand Board) on each wall.

Drywall:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed painted using lead-free and mercury-free paint.

Insulation:

- 3 1/2" R-13 friction fit fiberglass insulation in stairways walls.

Siding

- Vinyl siding; 4" double clapboard, [Certaineed "Mainstreet" or equivalent](#), various colors

Exterior Doors

- Swing door - Fiberglass insulated doors supplied with Schlage lockset.
- Terrace door - Center hinged, terrace door with low 'E' glass, aluminum / wood sill, screen door, grills.
- Sliding glass door - [Vinyl sliding glass door with insulated glass, screen, vinyl sill, white hardware, meeting stile weather-strip.](#)

Windows

- [Pella double hung tilt out vinyl, low 'E' glass with screens](#)

Flooring

- [Carpet - 100% nylon carpet with stain shield protector and 1/2" foam pad.](#)
- [Vinyl - Armstrong no wax wear surface - one color choice](#)

Interior Doors

- 6-panel hardboard with 3 hinges. Doors are primed painted and supplied with brass passage sets

Interior Moldings

- Casing - 2 1/2" colonial casing Brosco #8710 or equal.
- Baseboard - 3 1/2" colonial baseboard Brosco #8385A or equal.
- Window - All windows have 2 1/2" picture frame casing.
- All trim is primed painted.

Stairs and Handrails

- 2nd. Floor - Carpet grade treads and risers installed at the factory

Cabinets, Vanities & Accessories

- Kitchen Cabinets and Vanities - [flat panel oak doors. Kitchen soffits are optional](#)
- Countertops - Plastic laminate, post form 290 wrap countertop, multitude of colors.
- Bath Accessories - Broan medicine cabinet or flush mirror (see plans for specific model); Chrome towel bars, paper holder and shower rod.

Plumbing Fixtures and Fittings

- [Sink - china sink lav in white or bone, with dual handle faucet.](#)
- Water Closet - r 1.5 gallon water saver china toilet.
- Bathtub - one piece fiberglass tub / shower unit [in white or bone](#), with single lever control, anti-scald valve, 3 GPM shower head.
- Shower - one piece fiberglass 3' shower or 4' shower with seat(s) [in white or bone](#), single lever control, anti-scald valve, 3 GPM shower head.
- Kitchen Sink - [stainless steel, single bowl sink, with dual handle faucet](#)
- Distribution System - all pipe and fittings are Pex
- DWV - Drain, waste and vent - PVC schedule 40; main stack 3", balance of pipe sizing per code.
- Wire for Dishwasher - Each home is provided with an outlet and wire for future dishwasher installation.

Heating

Forced Hotwater baseboard units stubbed to basement or electric baseboard with individual room thermostats. HVAC chase prep on request.

Electrical

- Wire - All wire is UL approved copper, 12 and 14 gage except for range cable, which is 8-3 copper.
- Panel - 200 amp, 40 position panel and full sized breaker, all UL approved.
- Outlets and [toggle style switches](#) - All devices are UL approved.
- Smoke Detectors - UL approved smoke detectors per local and state codes. All detectors are wired in series. This includes the wire that is provided for customer supplied smoke detector located in basement and 2nd. floor of unfinished capes.
- Bath Fan / Light Combination - Standard in each bathroom, vented to the exterior. Light and fan wired to separate switches.
- Chimes - Front and rear door buttons along with chimes in hall.
- Phone and cable TV outlets - [Optional](#)
- [Integrity Series light package](#)
- Attic Light - Each attic area has a porcelain light fixture and switch installed at factory, where possible.
- Exterior Outlets - All exterior outlets are protected by Ground Fault Interrupter and switched, includes water proof cover.
- Bath and Kitchen Outlets are protected by Ground Fault Interrupter breakers or outlets per National Electric Codes.
- Thermostat Wire - 18-3 wire located in hall for thermostat for houses with hot water heat (2nd. floor where applicable)

The structural integrity of each Epoch Home is guaranteed for ten years by Residential Warranty Company. This warranty becomes effective at the time the home is purchased, or first occupied, and remains in effect for a full ten years even if the home is sold.



Specifications subject to change due to supply, production, or building code requirements



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