



Scope of Work

PROJECT NAME:	Gooseberry Trails Phase 1
PROJECT LOCATION:	2374 SW Vermont Street, Portland, Oregon 97219
PROJECT DESCRIPTION:	17 Attached Townhomes
SCOPE OF WORK:	Plumbing
DATE OF WORK:	April 2026

Scope of Work:

Actual dates will be communicated from the project Site Supervisor and work is to be completed within the dates provided by Habitat. Rough and finish plumbing scheduled dates will be provided with a minimum two week notice.

Send Habitat submittal information within 5 days of contract execution

1. PCEF

- a. This scope of work is funded by PCEF (Portland Clean Energy Fund). Contractor is required to comply with PCEF requirements, see "Summary of Workforce & Contractor Equity Requirements for Contractors" attachment.

2. General

- a. All work to be completed for lots inclusive of buildings 7, 8, 14, 15, 16, 17, per plan.
- b. Attend 3 onsite pre-construction meetings with Habitat superintendent and other trade partners.
- c. Collaborate with other trades as necessary to perform scope of work.
- d. Install all material per code and manufacturer specification

3. Permits

- a. No work to be performed prior to approved plumbing permit issuance.
- b. Habitat to provide building permit. Contractor to apply for all other permits. Habitat to pay.

4. Provide all labor and material to install underground water, sanitary and radon systems per plan and per code

- a. Coordinate with foundations contractor to set sleeves in foundation to ensure proper elevation for water and sanitary entering/exiting the building.
 - b. Mark plumbing runs and coordinate with house excavator for trench excavation
 - c. Provide and install curbstop
 - d. Provide and install private sub water meters
 - e. Install tracer wire with all water lines.
 - f. Cap all exposed water lines following groundwork plumbing
 - g. Irrigation, waterline and backflow will be preformed by others.
 - h. Connect to sanitary stub left by site excavator
 - i. Install exterior clean out
 - j. Provide and install traffic rated cover on cleanouts exposed to vehicular traffic
 - k. Include 10 feet additional radon perf pipe on either side of the radon tee.
 - l. Anchor under-slab plumbing as needed to ensure pipes do not shift during backfill or flatwork prep. Plumber is responsible for ensuring correct underslab locations prior to concrete slab pour.
 - m. Fully bed all underground plumbing. Excavator to supply aggregate.
 - n. Preform pre-pour inspection to ensure pipe is in correct location.
5. Provide all labor and material to install rough- in water, sanitary and radon systems per plan and per code
- a. Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
 - b. Provide and install tub/shower enclosures.
 - c. Coordinate with Habitat Superintendent to deliver tub enclosures in buildings during framing stage.
 - d. Install all roof penetration piping prior to roof installation.
 - e. Ensure no roof penetrations are within four (4) feet of the fire wall that separates units. If fire rated plywood is damaged by plumbers, repairs will be backcharged.
 - f. Coordinate ERV/minisplit condensate line routing with mechanical contractor and provide hub drains/P-trap connection as needed
 - g. Provide and install structural reinforcements around pipe penetrations through framing members where required
 - h. Provide and install 1 dedicated shut off per-hose bib in conditioned space, location to be verified in field
 - i. All drain/vent lines shall be ABS.
 - j. All water lines shall be copper or PEX-A.
 - k. Label radon vent on each floor

- l. Offset all lavatory vents to allow space for vanity light fixture to be centered above sink
 - m. Provide unit pricing for PRVs (pressure reducing valves) in case they are needed.
- 6. Provide all labor and material to 'trim out' water and sanitary systems per plan and per code
 - a. All applicable fixtures must be EPA Water Sense certified.
 - b. Supply sink templates for countertop contractor.
 - c. Provide and install hybrid electric heat pump water heaters, including drain pan, T & P valve and condensate lines. Water heater model as specified on plans or approved alternate.
 - d. Install and make final connections for dishwasher. (Habitat will provide dishwasher)