



PACIFIC MODERN HOMES, INC.

**CONTRACTOR INSTRUCTIONS: OR WHAT PMHI WANTS
A BUILDER TO KNOW ABOUT THEIR PACKAGE**

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1. **APPLICABLE CODE(S):** All PMHI packages are based upon Sacramento County's interpretation of the California Building Code (CBC). You must insure that PMHI has been advised of any local requirements.
2. **RAISED FOUNDATION SUBFLOOR MATERIAL NOT INCLUDED:** The subfloor should already be in place when the package is delivered. For this reason, the subfloor is not included in the package.
3. **WALL PANELS:**
 - A. **General Description:** Up to 12' long, factory-assembled of dry 2x4 (2x6 optional) Douglas Fir studs at 16" on-center (o/c). All panels have a single bottom plate and single top plate. Second top plate is field installed. When practical, all windows are factory installed. All doors are pre-hung and field installed except where noted below.
 - B. **Extended wall heights:** The standard wall height is 96 ¾". Wall heights up to 120 ¾" are available. You must verify what has been ordered for areas like the garage and sunken living room to insure that the wall height is proper for the floor system you intend to utilize (i.e. 2x10 or 2x12, etc.).
 - C. **Walls over 120 ¾" requiring balloon framing are factory assembled into panels with siding and windows shipped loose for jobsite installation. Walls that require roof flashing, tie-downs and/or shear straps (garage wing walls) under siding may have siding shipped loose for jobsite application. In all situations, PMHI reserves the right to make final decisions as to which walls are best panelized and which are not, and which exterior walls should have their siding field installed.**
 - D. **Wall panel plan prevails over floor plan. It is common for us to need to change and/or correct dimensions on floor plans in order for the plan to work.**
 - E. **Angle wall plates utilize a framing plate for connection. Angled corner "filler" material is provided.**
4. **ENGINEERING AND TRUSS CALCULATIONS PREVAIL OVER PLANS:** Since truss calculations and beam/post/rafter size engineering is often completed after plans are drawn. All non-structural truss fill is considered field installed and will be part of a truss on the respective engineered truss diagrams/calculations.
5. **WHAT WILL BE PRECUT AND WHAT WILL NOT:** Only items like eave blocks and truss outlookers, where all dimensions can be controlled, will be precut. All other material not directly related to the wall panels and roof trusses, like floor joists, stair sets, and rafters, will not be precut.
6. **NORMAL CONTRACTOR TOOLS NEEDED:** In addition to the normal tools required, you should insure that a 6'–8' step ladder, 24"–36" pry bar, 4lb.–10lb. sledge hammer, and 4'–6' level are available the day the wall panels are erected.
7. **GUARANTEES AND PROBLEM CLAIM PROCEDURES:** Any claims for additional materials and/or repairs must be received prior to approval.
8. **HOW TO GET MORE INFORMATION OR ANSWERS TO SPECIFIC QUESTIONS:** Contact your Representative or PMHI.