

HOUSING AND LIGHT COMMERCIAL AGREEMENT - ADDENDUM "M"
TO
U.A. LOCAL UNION NO. 290 / PMCA MASTER LABOR AGREEMENT

1. This Housing and Light Commercial Agreement - Addendum "M" by this reference is made a part of the U.A. Local Union No. 290/PMCA Master Labor Agreement, which is effective April 1, 2017 to March 31, 2023 and the U.A. Local Union No. 290/PMCA Service Agreement (Addendum "C"). This Addendum "M" establishes the economic exceptions for: Wages, benefits, travel and foreman premiums for residential housing and light commercial construction work within the jurisdiction of U.A. Local Union No. 290 as specified in both the UA Local Union No. 290/PMCA Master Labor Agreement (MLA) and the Service Agreement (Addendum "C").
2. **Geographic Coverage:** Addendum M is limited to the portions of Humboldt and Del Norte Counties, in Northern California, as described in Section 3.3 of the MLA.
3. **Effective Date:** April 1, 2017.
4. Purpose: In keeping with the intent of Articles XI, Economic Package, and XVII, Other Agreements, Section 17.5, it is the intent of this Addendum "M" to move all Plumbers and Steamfitters/Pipefitters working under the UA Local Union No. 290 Master Labor Agreement to the same minimum scale except that the existing Housing and Light Commercial Wage/Fringe Rates are to be adjusted on an individual basis as the condition of our industry dictates.
 - A. It is not the intent of the parties signatory hereto, that this Housing and Light Commercial Agreement, Addendum "M" be used for large commercial, industrial work or plant expansions.
 - B. Addendum "M" is intended to establish the supplemental economic schedule for work performed within residential housing of no more than five (5) stories (*) in height.
 - C. Light commercial facilities not exceeding 20,000 square feet or 20 plumbing fixtures, as outlined in Section 5 of this Addendum "M".
 - D. Addendum "M" is not to be used on any prevailing wage work.
 - E. Any use of Addendum "M" wage package on projects other than residential, needs approval of UA Local Union No. 290 prior to its use.
5. **Scope of Work:** All UA work involving construction, alteration, repair or service described in the MLA, Article IV, Trade and Work Jurisdiction, Section 4.1, within residential dwellings or light commercial facilities as follows:

Work is confined to facilities which do not exceed 20,000 square feet.
Examples are:

- Fast Food Outlets
- Convenience Stores
- Service Stations
- Office Buildings
- Swimming Pools
- Natural Gas Piping - (when work is performed on the user side of the meter).
All work on the opposite side of the Natural Gas meter will be performed under the terms of the Gas Distribution Agreement, Addendum "D" to the Master Labor Agreement.
- Commercial Mini-Storage Bldgs.
- Single Family House
- Manufactured Housing
- Churches

Exceptions to the 20,000 square foot rule are listed below:

- 200 unit or less motels (*)
- Multi-family houses (*)
- Retirement/Convalescent homes (*)
- Married student housing (*)
- Apartment/dormitory buildings (*)
- Town or row houses (*)

Clarification/Definitions:

(*) **Wood Frame Construction Materials** When "wood framed" is identified in the text of this Addendum "M", it is understood by the parties signatory hereto, that framing materials can be "wood, metal studs or composite materials" as dictated by the current technology or availability of a particular source material.

Multi-Family Facilities The following guidelines are to be followed in determining if the Housing and Light Commercial Economic Package for multi-family facilities is appropriate:

1. Buildings of five (5) stories or less which meet the following standards:
 - a. All floors are composed of living units, except the main floor (containing a main entrance and two (2) or more sides above ground) may contain up to fifty (50) percent commercial space.
 - b. Basements without living spaces or commercial space shall not be considered as one of the floors.
 - c. One (1) floor of parking shall not be considered as one of the floors.

6. **Economic Package:** See current wage sheet.

- a. April 1, 2017 – Taxable Wage increased to 70% of Commercial Taxable Wage plus Maintenance of Benefits.
- b. April 1, 2018 – Taxable Wage increased to 75% of Commercial Taxable Wage plus Maintenance of Benefits.
- c. April 1, 2019 – Taxable Wage increased to 80% of Commercial Taxable Wage plus Maintenance of Benefits.

7. Foreman Premiums:

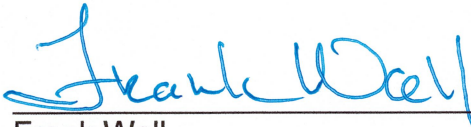
- A. The Foreman rate will be \$3.00 per hour above the Housing and Light Commercial total package wage for Journeymen. The fringe package will be on the same schedule as for a Journeyman as indicated on Attachment "A".
- B. The General Foreman rate will be \$5.00 per hour above the Housing and Light Commercial total package wage for Journeymen. The fringe benefit package will be on the same schedule as for a Journeyman as indicated on Attachment "A".

8. Travel Pay and Subsistence: An exception to the Master Labor Agreement, Article XI, Economic Package, Section 11.7, shall be as follows: No Travel Pay.

Dated this 23 day of March, 2017

**PLUMBING AND MECHANICAL
CONTRACTORS ASSOCIATION**

**PLUMBERS & STEAMFITTERS
U.A. LOCAL UNION NO. 290**



Frank Wall
Executive Director



Al Shropshire
Business Manager
Financial Secretary/Treasurer