**Schedule ‘B’**

**Scope of Work**

**Framing**

A. Relationship to other Documents

Additional information and requirements are within the General Conditions, Architectural Drawings, Color Charts, Sketches and any/all other Phoenix Homes documents that pertain to the construction of the homes.

B. MATERIALS

1. All fuel, labor, materials, generators and equipment that are required to compete the **FRAMING** contract.
2. All equipment is to be maintained and in safe working order at all times.
3. 9’ Tyvek Rolls.
4. Lag bolts, through-bolts, nuts and washers. (All hardware required for the engineered floor and roof truss system supplied by Phoenix Homes).
5. Fasteners, hangers, and hardware. (All hardware required for the engineered floor and roof trusssystem supplied byPhoenix Homes).
6. Poly Vapor Barrier for prep work.
7. Tar Paper.
8. Cement Grout
9. Caulk.

C. General Requirements

1. Contractor to level and fully grout sill plates to top of foundation wall and grout steel beam pockets.
2. Contractor to install tarpaper to basement wall to a minimum of 7’ prior to framing basement walls. Contractor to confirm tarpaper on walkout walls.
3. Contractor to report to Owner and Site Superintendent any errors or omissions on the drawings prior to framing.
4. Contractor to fasten foundation sill plate to foundation wall by drilling sill plate to line up with existing foundation bolts. Nuts and washers supplied by Phoenix Homes.
5. Contractor to install engineered floor system per the engineered layout supplied byPhoenix Homes.
6. Contractor to glue subfloors to engineered floor joist and rim board and nail subfloor per OBCrequirements (Glue supplied byPhoenix Homes).
7. Contractor is responsible to ensure that the framed floors are not more than ¼” out of level within a 20’ span.
8. Contractor is responsible to shovel any snow accumulation off framing prior to continuing work.
9. Contractor to wrap all rim joists with Tyvek per attached detail or as instructed by site. Rim wrap to have as few joints as possible and to be taped with approved tape. Rim wrap to be securely fastened and have a minimum 6” overlap on the interior walls (3’ Tyvek for Rim and Header Wrap supplied by Phoenix Homes).
10. Contractor to install continuous 9’ Tyvek behind all porch roofs, fireplace and mansard roofs. 9’ roll Tyvek for application behind porch roofs, fireplace roofs, garage wall and house intersection and mansard roofs.
11. Contractor to supply and install all 6 mil poly from 12”-10’ where required at double garage walls and other framing related prep.
12. Contractor is responsible to frame house per the Phoenix Homes working drawings respecting kitchen and bathroom layouts, stair hole layout. Any discrepancies shall be brought to the Site Supervisors attention immediately.
13. Contractor to install all steel beams, steel bolting assemblies and post, supplied by Phoenix Homes, per the Phoenix Homes working drawings. Welding done by others.
14. Contractor to supply Phoenix Homes with fixed steel post heights, except basement posts, as soon as the Contractor sets the steel beams. Steel Beams must be set and HSS measured and given to site superintendent at 2nd floor sub sheeting and before framing 2nd floor walls.
15. Contractor to properly secure steel column plates to the top of foundation walls or pad footings.
16. Contractor to glue framing members that set in a metal hanger, by applying glue to hanger saddle prior to install framing member.
17. Contractor to nail all holes in hangers with proper hanger nails. No toenailing.
18. All hangers to be installed prior to placement of framing member that is supported by the hanger with generous amount of floor adhesive in bottom of hanger.
19. Notwithstanding any other requirements as per the OBC, Contractor to space stud framing as follows:
20. All load bearing and exterior walls 16” O.C.
21. All non-bearing interior walls 16” O.C. except basement is 24: O.C.
22. All interior kitchen, shower and tube walls 16” O.C.
23. Contractor to install engineered roof truss system per the engineered layout including all required bracing.
24. Contractor to stick frame all areas that are not part of the engineered floor and roof truss layout at no additional cost to Phoenix Homes.
25. Contractor to cut in all required holes for roof vents, installed by others. Phoenix Homes to provide location and size of roof vent cut-outs.
26. Contractor to install H-Clips between roof ply sheets.
27. Contractor to install 7/16” exterior sheathing to all exterior walls.
28. Contractor is responsible to ensure that the framed walls are not more than 1/8” out of level within 9’ vertical height.
29. Contractor to ensure all headers, structural columns, point loads, etc., are installed in the proper location and the correct size based on the Phoenix Homes working drawings.
30. Contractor to supply and install all hangers and hardware as per the Phoenix Homes working drawings and engineering details. (All engineered floor joist and roof truss hardware supplied by Phoenix Homes).
31. Contractor to supply and install all lag bolts, through-bolts, washers and nuts as per Phoenix Homes working drawings and engineering details. (All engineered floor joists, roof truss and foundation bolt hardware supplied by Phoenix Homes).
32. Contractor to install sunken landings, due to grade requirements, at no additional cost to Phoenix Homes.
33. Contractor responsible to install all wall bracing and to remove wall bracing once the roof ply is complete.
34. Contractor is responsible for the removal of all nails for the wind bracing material for re-use.
35. Contractor to ensure the window header are arched openings heights are framed as follows.
36. 8’ Ceilings
	* Top of window rough openings 6’10” above subfloor
	* Top of archway rough opening 6’10” above subfloor
37. 9’ Ceilings
	* Top of window rough openings 7’10” above subfloor
	* Top of archway rough openings 8’ above subfloor
38. Contractor to install all kitchen bulkheads as per Phoenix Homes supplied kitchen layouts.
39. Contractor responsible to frame all stair landings as per the Phoenix Homes working drawings and stair layout by stair manufacturer that are not self-supported.
40. Contractor is to ensure that all required fire-rating prep work is completed (by other), prior to framing bulkhead drops, showers, tubs, vertical boxes and bulkheads. Any rework due to framing areas that are not fire-rated prepped will be at the expense of the Contractor.
41. Contractor is responsible to install one layer of fire-rated drywall at all zero lot line conditions (45-minute firewalls). (Fire-rated drywall supplied by Phoenix Homes). The areas of installation include but are not limited to attic gables, rim joists, garage attic gables, etc.
42. Contractor is responsible to install poly vapor barrier and one layer of fire-rated drywall behind stair landings and intersecting walls on ‘Zero’ lot lines.
43. Contactor to install garage door frame (supplied by Phoenix Homes).
44. Contractor to install all balcony 4x4 posts or built up posts as perPhoenix Homesarchitectural working drawings. All 4x4 PT balcony post to be fastened to engineered floor joist under balcony deck as per OBC fastening requirements.
45. Contractor responsible for installation of temporary stairs (supplied by Phoenix Homes), ramps, safety rails for framing and roof safety straps. Contractor to install safety rails on all openings immediately after framed or installed. Contractor to install basement temp stairs 8” off the crushed stone for slab finish.
46. Contractor responsible for the installation of all safety rails within 24 hours of finished stair installation. Safety rail material- lag bolts and washers – is the responsibility of Phoenix Homes. Upon completion of all safety rail installation, should rails be taken down or removed by others, it is the responsibility of Phoenix Homes to re-install safety rails.
47. Contractor is responsible for helping unload steel deliveries and movement of lumber packages.
48. Contractor to ensure all lumber is kept in a neat organized and controlled fashion.
49. Contractor to use lumber packages only for the lot they were delivered for. Contractor to provide Phoenix Homes with additional lumber requirements in advance of time frame needed.
50. Contractor to assist Phoenix Homes in protecting lumber and sheet goods as required by Phoenix Homes.
51. Contractor to install 45-degree porch roof bracing in addition to the porch post. Contractor to make (1) return trip to each home (at no additional charge to Phoenix Homes) and reinstall porch columns after porch has been poured.
52. Contractor to install framing for Electrical Panel and Water Heater. Includes the supply and installation of tarpaper per site instruction and/or attached detail behind the framing. Contractor to install 3/4” OSB with poly behind per site instruction and/or attached detail.
53. Contractor to supply and install tarpaper on all basement walls.
54. Contractor to install all blocking for support of structural columns, including exterior porch columns.
55. Contractor to install strapping on underside for engineered floor systems at 16” O.C. on underside of 1st, 2nd and 3rd floors and 16” o.c. on the bottom cord of the trusses per drawings and 12” O.C. on bottom cord of porch roof trusses per engineered drawings by manufacturer. Contractor to install Tyvek and strapping required for vertical siding.
56. The Contractor shall install dropped ceilings in garage areas where required.
57. The Contractor shall install as required all “T” braces or horizontal strapping as called for on the truss shop drawings to meet all design requirements as specified.
58. The Contractor shall frame bulkheads, dropped ceilings and chases for the mechanical trades as per the Owner’s instructions.
59. Contractor to install 3 stud outside corners to allow for proper insulation.
60. Contractor is responsible to perform a quality frame check, prior to the Phoenix Homes quality frame check and repair all framing deficiencies.
61. Contractor is responsible to repair all framing deficiencies identified by Phoenix Homes within 24 hours of receiving the framing deficiencies list from Phoenix Homes.
62. Contractor to sort out and not use lumber that has excessive warping, twisting, bowing, mildew, fungus, or mold. Contractor to replace any lumber that has developed any deficiencies (but not limited to) what is described in item 57 at framing inspection as directed by the Site Superintendent.
63. Contractor to attend “City Frame Inspections” with Phoenix Homes. All “City Frame Inspections” deficiencies to be repaired within 24 hours. Contractor to have a competent foreman on site at all times directing safety practices and all framing activities per site. The foreman will fill out checklists to Site Superintendent per the ‘Rough In Process’
64. The Contractor shall frame all interior and exterior walls as required and ensure they are glued to the subfloor and ensure all necessary Tyvek preps are done at second floor between top plates, garage wall house junction.
65. The Contractor shall install all exterior windows, doors and garage door frames per the manufacturer’s instructions and the Ontario Building Code. Contractor to install 1 x 6 under all exterior doors on approved caulking.
66. Contractor shall install ¼” strapping to all fascia and porch beams for double profile.
67. Contractor to frame respecting attached details, Electrical Panel wall, Water Heater wall, Housewrap and the Rough In Process
68. Contractor to install all blocking/ backing for handrails, fire blocking, cabinets, tubs, showers, pedestal sinks, grab bars, flat screen TVs etc. Contractor responsible for removing all bottom plate toenails, wall bracing/blocking, temp steel beam supports and all other framing for smooth and even surfaces prior to insulation and drywall.
69. The Contractor warrants that all methods and materials provided by their forces shall be equal to or better than the Ontario Building Code requirements.
70. The Contractor shall return, at the Owner’s direction, and straighten or replace framing members where required prior to insulation in accordance with the Ontario Building Code and good building practice. The Contractor shall pay attention to the framing adjacent to the kitchen, bathrooms, and fireplaces.
71. The Contractor shall endeavor to provide a clean and safe workplace during their operation in accordance with the requirements of Worker’s Compensation and the Owner’s Safety Policy. Install and maintain all required safety barricades, ladders and railings and temporary bracing during the framing stage.
72. The Contractor shall place all waster materials generated by their forces in one area as designated by the Owner. Should the Contractor fail to do so, the Owner shall clean the Contractor’s debris and the Owner shall back charge the entire costs to Contractor.
73. The Contractor shall carry a minimum liability insurance of Two Million Dollars while on the Owner’s site. This policy shall name jointly the Owner and Contractor for coverage. Confirmation of this policy must be submitted to the Owner before work is to commence.