# SCHEDULE “B”

Stairs and Rails

1. All construction shall conform to Section 9.8 Stairs, Ramps, Handrails and Guards paragraph 9.8.1 to 9.8.9.5 inclusive. Exposed treads to be plywood to satisfy OBC and Municipalities inspections for occupancy.
2. The Contractor shall sand, stain and varnish all standard interior wood railings as required. As per interior colour selection sheet.
3. All the stair prices includes a 3 riser garage step where applicable
4. There may still be some 2022 spec homes that have the spec with the colonial railing/spindles and posts.  The 2023/2024 spec is contemporary railing, 3 ½ oak modern posts and modern spindles. Nosing where applicable.
5. All labour and materials shall carry a warranty equal to the Owner’s obligations under the New Home Warranty Plan Act and Tarion Guidelines
6. The Contractor shall carry a liability insurance policy of a minimum of Two Million Dollars while working on the Owner’s site.
7. The Contractor, His employees and agents, shall conform at all times to the Owner’s Safety Policy and the Worker’s Compensation Act.
8. The Contractor shall remove all material and debris generated by his operation to a location as directed by the Site Superintendent. Failure to properly discard waste shall result in the Owner backcharging the Contractor for the costs of the clean-up.
9. The Contractor shall ensure that all work performed under this Agreement is equal to or better than the requirements of the Ontario Building Code and is accepted by the City of Ottawa.
10. The Contractor shall provide to the Owner, prior to starting his work, proof of a Two Million Dollar Liability Insurance naming the Contractor and the Owner jointly for the duration of the contract.
11. The Contractor shall ensure that all equipment, materials and manpower employed/used by the Contractor on the job site satisfies, at all times, the requirement of the Workers Compensation Board and the Owner’s Safety Policy Statement.

A wooden railing with white text

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