

Scope of Work for Drywall and Insulation

General Requirements

The sub-contractor is responsible for supplying all necessary labor, materials, equipment, tools, transportation, insurance, and permits (if required) to carry out and complete the scope of work as per the provided plans, specifications, and municipal requirements. All work must comply with the Ontario Building Code (OBC) and any other governing authorities.

Ensure all safety measures are in place, including fall protection and site safety plans, adhering to the Occupational Health and Safety Act (OHSA) requirements for construction projects in Ontario

1. Supply and install INSULATION

BASEMENT PERIMETER (Building Paper Not Included):

R20 BLANKET to exterior basement concrete walls down to within 8" above the slab, Including the TYPAR HOUSE WRAP MEMBRANE attached to the foundation walls, does not include the Caulking at the slab.

R22 batt insulation in header.

PERIMETER FRAME WALLS:

R22 friction fit fiberglass batt insulation c/w 6 mil poly v.b.

ROOF AREAS

R60 blown-in insulation c/w 6 mil poly v.b.

R54 friction fit fiberglass batt insulation c/w 6mil poly v.b.(Where Necessary)

R31 BATTs to ceilings with low roof-space (i.e. where joists form the roof)

GARAGE WALLS (where common to the habitable area):

R22 friction fit fiberglass batt insulation to frame walls.

R31 SPRAYED FOAM (1/2 LBS) to overhangs and garage ceilings with habitable rooms above

LOW EXPANSION FOAM around exterior doors and windows.

CAULKING to interior side of exterior wall sill plates

3-1/2" ROCKWOOL BATTS to BOTH SIDES of DOUBLE-ROW wood-framed party walls
at main floors and second floors

* NOTE: Basement party walls are taken to be concrete and will be left without any insulation.

* NOTE: Drawings note "Mineral Wool" for party wall insulation, Rockwool insulation required

2. Supply and install GYPSUM DRYWALL

1/2" CEILING BOARD (sag-resistant drywall) to **insulated ceilings** over finished habitable areas on all floors

1/2" PLAIN to **non-insulated ceilings** over finished habitable areas on all floors 1/2"

PLAIN to interior and exterior partitions on all floors. (finished areas only) 1/2"

DENS-SHIELD to **bathtubs** and shower stalls.

1/2" PLAIN to all wood-framed **garage areas** walls and ceilings.

it includes drywall work to basements noted on the architectural drawings.

5/8" FIRECODE to wood-framed **party walls** at main floors and second floors and Tape and seal attic drywall

basements noted on the architectural drawings.

3. Finishing

Supply and install straight-edge metal corner beads to all external corners and sliding-closet-door openings.

All archways are to be wood-trimmed. The bulk of upper-floor closets are to have swinging doors with wood casing

Supply and install all necessary fastening, taping, and finishing materials. Metal ceiling clips will be applied where interior walls meet truss ceilings to minimize the effects of truss-uplift

Tape, fill, and sand all drywall installed on walls and partitions to leave it smooth and ready for decoration by others.(level 4 finish)

Drywall within garage areas to receive only a tape coat and a single cover coat as required for gas-proofing.

Smooth ceiling throughout

5 ceiling pot lights per unit.

Remove all insulation and drywall scraps within the house.

All cardboard and plastic are to be put in the garbage box of the site,

Clean-Up and Quality Control

- Clean exterior masonry work to the satisfaction of the Owner and architect.
- Remove all construction debris to the designated trash collection area, leaving the job site clean.
- Correct any items found during the final inspection before payment is made.

Compliance

- Ensure all work complies with the Ontario Building Code (OBC) and relevant safety and environmental regulations.
- Adhere to all applicable local and provincial codes and standards.
- Follow best practices for installation to ensure long-term reliability and performance.
- Conduct regular quality checks and ensure all work meets the highest standards of craftsmanship.