# *Framing Specifications*

## TABLE OF CONTENTS:

**Prior to work commencement, Signature Communities advises Sub-Contractors to become thoroughly familiar with all terms and conditions set out in "Scope of Work" and "Price Sheets". It is understood the commencement of work by the Sub-Contractor is mutually considered acceptance of the terms of this agreement[1] and associated Price Sheets.**

[1] Scope Of Work

# 1.0 Health and Safety

The subcontractor shall respect and comply with a) the rules, regulations and practices required by the applicable construction health and occupational health and safety Act regulations for construction project, and b) the health and safety policies and programs of Signature Communities.

## 1.1 Liability Insurance

**WSIB – I.O.S. Registration of Constructors**

As a sub-trade providing labour on any of our job sites, you are required to provide Signature Communities Ltd. with an up to date "Certificate of Insurance" issued by your insurance broker/company, for Liability Insurance for your business, for a minimum of $2,000,000.00. This certificate will expire at the same time your policy expires.

It is your responsibility to ensure Signature Communities Ltd is in possession of a current Certificate of Insurance. If this document has expired, we can no longer allow you on our sites and payment will be withheld due to lack of insurance. Once we have a current document place, we will release payments.

**Note:**
**Partial payments will not be processed** and all monies due will be held until a current "Certificate of Insurance" are received.

As a sub-trade providing labour on any of our job sites, you are required, in accordance with the rules and regulations of the Workers' Safety & Insurance Board, to provide us with the following documents:

### 1.1.1 WSIB issued Clearance Certificate

For companies that have employees. The certificate is valid for 60 days from the date of issue and we must have a current certificate on file when we make payment to you.

**Or**

### 1.1.2 WSIB issued Independent Operator Status letter (I.O.S.)

This is no longer an option. All workers are obligated to be covered within the rules and regulations set forth by WSIB.

### 1.1.3 Registration
**Constructors and Employers Engaged in Construction Form**

Before beginning work, the Ontario Ministry of Labour, Pursuant to Section 5 of the Construction Regulations made under the Ontario Health and Safety Act, requires that you complete a "Registration of Constructors and Employers Engaged in Construction" form.

# 2.0 Service / Warranty

## 2.1 Service - PDI

Upon notification by Site Supervisor you have 24 HRS to complete the following:

- Incomplete Work
- Defects in Materials and/or Workmanship
- Frame check issues
- PDI issues

When Service work has been completed you must notify Site Supervisor that the required work has been completed. If work is not completed within specified time period you will be back charged the cost to have work completed by another contractor.

### 2.2 Warranty/Service (Post closing)

Warranty coverage is set out under the Tarion Warranty Plan Act. This coverage takes effect from the date the Homeowner takes possession of the new home and remains in effect until the warranty period expires as per Tarion Warranty states One, Two and Seven years. As part of the agreement of the contract with Signature Communities you are accepting responsibility to complete deficiencies reported to you through the Site Supervisor or Customer Care department for the full warranty coverage period as specified by Tarion or as per agreement with Signature Communities and sub-contractors warranty. If the required work is **not** a defect in materials, workmanship or is not the initial work of sub-contractor who has received work order the item(s) are chargeable service to Signature Communities, we will process and applicable back charges. All required work must be completed immediately and upon completion of the work the Site Supervisor or Customer Care Department must be notified within Seven (7) days from the date of the service work order.

### 2.3 Subcontractor Information Guide

It is recommended all trades and suppliers review Signature Communities - *Subcontractor Information Guide* outlining procedures we expect you to follow. The *Subcontractor information Guide* is an information extension of the *Scope of Work*. Acceptance of the *Scope of Work* and associated Contract is mutually considered acceptance of the *Signature Communities - Subcontractor Information Guide* terms and conditions. *This guide is currently being developed but the basic message is to work with a professional attitude and professional craftsmanship expected from a skilled tradesman. "Respect and teamwork" are the backbone of every Signature site, please conduct yourselves accordingly. Disputes will be settled in a cordial manner.*

### 2.4 Equipment Certification and Operators Training

All subcontractors must have current and valid certification of equipment being used on the construction site. Operators of the equipment also must have valid and current certificate of training to operate equipment as required by applicable legislation (OHSA, MOL). Copies of Certification and Training must accompany equipment and operator while on site.

### 2.5 Contract pricing

All work outlined in Scope of Work is included in square foot rates unless otherwise noted on price schedule and/or Extra sheet.

## 3.0 Framing

### 3.1 Confirmation

#### 3.1.1 Construction Plans

Review and acquaint yourself with the plans and specifications. Any questions should be directed to the Site Supervisor. All plans and standard details must be strictly adhered too. Any discrepancies, problems with plans or details should immediately be communicated to the site supervisor. Any alterations from specified plans and details must be authorized by the site supervisor and construction manager.

#### 3.1.2 Lumber accuracy and Quality and Hoisting

Prior to unbanding the lumber load delivered, quickly check for accuracy of lumber delivered against what will be required to complete the work. Material of poor quality should not be used. Report any instance of poor lumber quality to Site Supervisor immediately. All poor lumber is to be set aside for replacement by lumber supplier. Any request for additional lumber must be given to the Site Supervisor at least 24 hours in advance of requirements for that additional material. It is the responsibility of the framing contractor to supply all necessary equipment for hoisting and moving all materials on site.

#### 3.1.3 Services (Bell/Cable)

Prior to commencing with the work, check that curbs stops, bell services, cable boxes and exposed services are in good order. Report any damage to the Site Supervisor immediately. Ensure that no material is placed in a manner that would obstruct the installation of the Gas & Hydro services to the house. ***Clarify with the Site Supervisor as to where services will be installed.***

### 3.2 Framers Responsibilities

#### 3.2.1 Hydro Hook-up

Hydro may be available from an adjacent homeowner or onsite services

**Note:**
Never plug into an occupied house without first receiving authorization from the Site Supervisor.

#### 3.2.2 Foundation Wall and Ring Joist

Clean off top of foundation walls to ensure Ring Joists sits level. Close attention to garage foundation walls is critical where finished room above garage exist. Ensure all pre-cut 2" x 4" and/or 2" x 6" studs are the same length. This will ensure level and smooth second floor assembly.

#### 3.2.3 Rim Joist at Stairs or open to below area

Leave rim joist framing back 3/8” to allow for adjustment of transition between walls crossing Rim/Ring joist. This will help reduce drywall issues if Rim/Ring joist cups.

#### 3.2.4 Temporary Stairs and guardrails

Install temporary basement stairs and all stairs above grade along with guardrails as per MOL standards

**Air Barrier**

Install continuous Air Barrier under sill; wrap around Ring Joist, between double top plates including garage and porch areas on all floors, No Exceptions

### 3.2.5 Steel Shims

Only install steel shims under steel beams.

### 3.2.6 Beam Plates

Beam plate to be mechanically fastened to beams. ***Clinched nails are not acceptable.*** It is the framer's responsibility to fasten wood plates to the beams.

### 3.2.7 Flush Steel Beams

Install flush steel beams as per construction drawing and **Standard Detail**. Ensure that there are no parallel sheathing joints or fasteners within 4-inches of beam width. An air space must be maintained above and below all flush beams, unless there is a load transferred directly on to Beam. That area to be blocked

### 3.2.8 Back-To Back Steel Beams

Signature Communities will provide steel plate to straddle foundation wall between units, Framing Contractor is responsible for ensuring steel beams are placed as per **OBC**. Back to Back steel beam detail can and will vary on a project by project basis, a complete review of construction drawing must be done to ensure detail is completed correctly.

### 3.2.9 Sub-floor Sheeting at Flush Beams

Sub floor Sheeting is to be glued and nailed to floor joists using nails specified by the manufacturer of the subfloor sheeting as per the drawings.

***Do not nail sub floor sheathing within 4" of a flush beam.***

### 3.2.10 Structural Steel Post

All steel posts are to be installed at framing stage. Please notify the Site Supervisor immediately if it can not be installed or if another size is required. Conceal columns within basement partition to prevent strapping. Use 2" x 6" framing if necessary. Beware of stair opening, ensure column plates and beam do not protrude into opening. Steel posts must be set plum.

### 3.2.11 Basement Partitions

Align basement partitions with the finished side of steel beams where possible and keep boxing for plumbing and ducts as high as possible to allow for installation of full casings above doors.

### 3.2.12 Basement Windows

When Basement window is installed with the top of the window flush with underside of sill plate Install a continuous two ply header joist (equal to floor joist size) over window opening only; minimum of 3-½" bearing is required on either side of window. See **Standard Detail.**

### 3.2.13 Sheathing at Spray Foam Insulation Area

Sheathing is to be securely nailed over all areas where the application of spray foam insulation is required. (Garage and Porch area)

### 3.2.14 Wall Sheathing

“Code board” Sheathing on second floor must be 4’-0” x 9’-0” sheets to allow sheeting to overhang onto ring joists, Sheathing board must nailed into ring joist, or 12”- 24” strips nailed to rim when 9’ 0” sheets are not available or when wall height exceeds 8’-0”.

### 3.2.15 Two Storey Walls

To be built as per **OBC** requirements

### 3.2.16 Wind Bracing When Using Code Board

Maximize wind bracing in exterior walls. Where windows and/or doors would obstruct the use of metal bracing, install ¼” OSB under the code board as the wind brace. One quarter inch (¼”) sheathing is always to be installed as wind bracing on the outside back corners of the house.

### 3.2.17 Garage Man Door (Exterior)

The exterior man door opening is to be 1.5” higher than the underside of overhead door jambs, for every 5’-0" that the man door opening is away from the garage door (i.e. a man door located 10’-0" from the overhead door would be 3” higher than the bottom of the overhead door jambs.

### 3.2.18 Floor Joist

Floor joists are to be kept back at least 16” from parallel sides of the foundation to allow for installation of heat ducts. Where sunken floors are encountered, cantilever floor joists over beam to allow for heat duct installation. Keep floor joists away from being under toilets and shower drains (12” off back wall and minimum 15.5" off side walls for toilets).

### 3.2.19 Ceramic Tile Floor System

Floor framing in areas where ceramic tile is to be installed shall be completed as per construction plans **Floor** joist space must not exceed 16" O.C. and not less than two rows of bridging.

### 3.2.20 Bridging and Blocking of Floor Systems

Install cross bridging 6’-10” O.C. between floor joists and place ***1/8” below*** the top of the joist. Bridging is to be nailed using 2-1/2” nails.

**Note:**
When using pneumatic nails make sure nails are spaced equally from edge of bridging and each other.

Cross bridging is ***not*** to touch each other, must have air space between to help prevent floor squeaks. Install blocking every 4’-0” O.C. below all non-load bearing walls that are parallel with joist.

### 3.2.21 Squash Blocking

Install solid blocking below point loads at ends of girders, beams, columns and headers. Take blocking to solid bearing on foundation or steel beams.

### 3.2.22 Hallways and Landings

A minimum of 38” rough opening is required for all hallways, landings and at the bottom of stairs.

### 3.2.23 Minimum Headroom

A minimum of 6’-8” rough opening of headroom must be maintained.

### 3.2.24 Garage

Garage walls shall be framed as per construction plans and **OBC Requirements for tall walls**. Please clarify wall type with Site Supervisor prior to starting each house.

### 3.2.25 Wall Top Plates

Frame top plates to overlap at the corners and interior partitions. Install steel strapping at top inside edge of plates on angled exterior walls where overlapping is not feasible as a means of securing. Prior to the installation make sure the height of the garage stud walls are the **same height** of all other stud walls.

### 3.2.26 Vapour Barrier/Poly

Install Vapour Barrier/Poly behind all walls, landings and boxing that meet an exterior wall. Ensure excess poly remains to be overlapped and sealed. Please note the garage is considered the exterior. Vapour poly to also be install anywhere concrete touches lumber.

### 3.2.27 Insulation Voids

***Pay particular attention*** to blind corners, as well as stair pockets and ring joist that will leave voids in insulation. If unavoidable then they must be insulated prior to closing in. Drill a hole in the member so that the building inspector can verify insulation has been installed

### 3.2.28 Stairs

Stair openings are to be built at as per lot specific RSO. Installation of all landing and all walls under stairs is the responsibility of the Framing Sub-Contractor.

### 3.2.29 Knee Walls for Raised Bar Tops

Wall at raised bar top to be constructed as per construction drawing Wall height variances depend on electrical receptacle requirements. If unsure discuss wall height with Site Supervisor.

### 3.2.30 Walkout and lookout Lot Knee Walls

Walkout and Lookout lot knees to be built with 2” x 6” exterior walls at 12” O.C. for two (2) storey houses (16” O.C. for Bungalows) complete with double top plate or as per specified in working Drawing Reference **Standard Detail.**

### 3.2.31 Wall Niches

Niches -- Must be framed as per drawing.

### 3.2.32 Tub and Shower Units

To be framed square and plumb, Extra care taken to select straight studs so as not to impede tile installation.

### 3.2.33 Soaker Tubs

Frame soaker tub deck as per construction plans must be square and level. Tubs are 59 ¾" long. Walls should be framed at 60 ¼" exact.

### 3.2.34 End Walls at Vanities

Maintain minimum ***28"*** along the end wall of vanity between the corner and door openings.

### 3.2.35 End Wall in Kitchen

Maintain a Minimum **27"** at wall and **30"** were door abuts counter top

### 3.2.36 End Walls at Tub/showers

Maintain minimum ***37"*** along end walls of all tubs between corner and door/window opening.

### 3.2.37 Nibb Walls

Were nibb walls are to be installed ensure a double stud and cross blocks in are install to prevent twisting.

### 3.2.38 Securing Half Walls

Secure half walls by extending double end studs through floor to bottom of joists and fastening to either side of the joists or to blocking installed between the joist (depending on floor joist direction).

### 3.2.39 Columns on Half Walls

Half walls with columns need bulkhead at the ceiling and should have a rough framing opening as per constructions plans between Bulkhead/Ceiling and top cap of half wall

### 3.2.40 Blocking

Solid backing/blocking is required behind railings where they meet walls. This is required to provide solid fastening for hand railings or half newel posts. Blocking is also required in all bathrooms to accommodate barrier free accessibility. (see site supervisor for exact locations)

### 3.2.41 Passage Door R.S.O.

See drawings to determine the RSO for all passage doors and frame to allow trim and doors to be installed correctly

### 3.2.42 Window Box-Out

Window Box-Out shall be framed as per construction plans and to facilitate installation of brick wall and exterior finish material.

### 3.2.43 Setting Windows and Doors

When Framing contract encompasses installation, Windows and Door frames to be set 5/8" in from the wall, Attic Access 5/8" down from the ceiling as per construction drawing and as per manufactures details. Install shims in all corners and intermediate locations not exceeding 2'-0", fasten windows and doors with 2 1/2" Stainless screws "Trim HD" Supplied by Framing Contractor. Ensure ends of shims are flush with the wall in order to allow for drywall and casing.

### 3.2.44 Entry Door Systems

Entry doors require solid blocking at door latch and middle hinge. Ensure solid block is 8" to 10" long as this needs to cover both passage set latch and Dead Bolt latch. The solid blocking must be installed to prevent forced entry. Three inch (3") screws should be used in the top hole of each hinge of all entry doors (unless there is a sidelight).

### 3.2.45 Patio Door Installation

Install Patio Door using 2 1/4" Finishing screws "Trim HD" Supplied by Framing Contractor; do ***not*** install Patio Door with nails. Any damage and/or service work caused by the use of nails to install patio door will be back charged to the contractor who has completed the installation.

**Note:**
All Windows and Exterior Doors must be installed with a minimum 2 ¼ Finishing screws "Trim Head". Installation of Windows and Doors with Nails is NOT permitted. You will be responsible for reinstalling with correct fasteners. Maintain a min 3/8" space between rough opening and window jamb for proper installation of foam sealant.

### 3.2.46 Overhead Garage Door Frame

Install garage door frame so that it will course out with brick or Site Supervisor will provide Garage door RSO and will calculate height based on Brick selection. Header to be installed high to facilitate any changes due to miscalculations.

### 3.2.47 Blocking at Bi-Fold and Swing Doors and Garage

There is to be solid blocking installed at mid point for bi-fold and swing door jambs. There is to be 2x6 blocking above Garage door for Garage spring mount.

### 3.2.48 Round Top Windows

Round top windows are to have adequate backing for drywall and trim installation.

### 3.2.49 Setting Kitchen Windows

Kitchen windows to be set at minimum 44” from floor to accommodate countertop and window casing.

### 3.2.50 Setting Window Height off Sill

Set windows 1” up off of sill to allow Siding Sub-Contractor correct space to slope Aluminium capping.

### 3.2.51 Fastening Tops of Windows and Patio Doors

Screw the tops of any window over 3’-0” or patio door ***level*** but do not install shims in the tops.

### 3.2.52 Bay Window and Electrical Panels

Bay Window systems are to be constructed as per construction plan and windows shall be set as per manufacturer specifications. Framer is responsible to build electrical panels as per ESA specifications

### 3.2.53 Framing at Skylights and Dormers

Frame 2" x 6" walls around skylights and dormer wells and cover with sheathing installed tight to the underside of the roof sheathing. Skylight framing should have a plumb lower face and the upper face to be square to the roof. The drywall should fit into the grooves of the skylight frame. Check RSO with Site Supervisor.

### 3.2.54 Ridge Support

Install vertical bracing/Strut from underside of gable ridge support to lower load bearing framing.

### 3.2.55 Partial Cathedral Ceiling

Roof rafter to be 2" x 6" at 16” O.C., 2" x 4” sloped ceiling joist at 16" O.C. Or larger if span requires. Cut roof sheeting to allow for ridge venting. Ridge Beam to be supported by 2" x 4" at 3'-11" O.C., this will also help provide cross ventilation.

### 3.2.56 Sheathing Required with Decorative Siding

Where Decorative siding is to be installed (shakes or fish scale) use 7/16” OSB sheathing on gables. Reference construction plans for alternate siding options, floor dimension may require adjustment to ensure correct overhang

### 3.2.57 Framing of Covered Balconies

Framing of covered balconies to be completed as per construction plans and Supplementary Guideline to the O.B.C.

### 3.2.58 Insulation Stops

Install Insulation stops along top of walls including garage wall common with interior in order to retain loose insulation.

### 3.2.59 Joist Hangers

Install hangers on joists framed into stair openings not supported by a wall over 4'-0" in length or as specified by building inspector all Ceiling/Floor joist at Flush Beams. ***All nail holes in hangers to be filled and nailed glued solid using required hanger nails***. N10 nails to be used.

### 3.2.60 Exhaust and Roof Venting

Cut holes for roof ventilation vents. One 8" x 8" hole for every 208 sq ft of floor area covered by roof. Ridge vents are required in cathedral ceilings where there is no room for cross ventilation. Exhaust vents need to be cut above the bathrooms for exhausts fans location as per Site Supervisor.

### 3.2.61 Bulkheads General (Constructed from Lumber)

Bulkheads if required are to be installed ***after*** rough ins. Ensure that a single continuous sheet of poly vapour barrier is behind and above bulkheads and that a generous amount of overlap is left.

### 3.2.62 Bulkheads Kitchen (Constructed from Lumber)

Frame kitchen bulkhead 7 1/2" deep x 14" wide unless otherwise specified and ensure all bulkheads including pipe boxes, vertical chases and etc are square, plumb, and level. Check with Supervisor whether angled corners are required. Use 7/16" x 10" wide O.S.B. on the front of kitchen bulkheads to prevent warp age. Leave underside of bulkhead open to provide access for the heating and plumbing.

### 3.2.63 Bulkheads Garage

Bulkheads and boxes if required in garages must allow for adequate insulation value. Walls to have R-22 behind pipes and ceilings must have R-50.

### Safety Railings

Install safety rails around all openings. (Use knee height and waist height as a guide). Temporary stairs must be installed immediately at the completion of framing the floor deck. Securely cover all openings including the cold cellars prior to starting of framing. Handrails and covers shall be maintained throughout the framing of the house. Framers are responsible for framing entry ramp 3(2x6x8') spaced 3/4" apart with 2"x2" cleats spaced at 16 o.c.

### 3.2.6.8 Inspections

At the completion of HVAC, Plumbing and Electrical rough-ins the Site Supervisor will complete a framing inspection, followed by the Municipal building department's inspection. Any inspection deficiencies will be the responsibility of the Framing Contractor to repair and complete within 24 hours notice. Repairs are not only limited to infraction, Framing Contractor is responsible for repairing quality related items such as, but not limited to: bad studs, corners not square, walls out of plumb, wavy walls, bowed studs, removed bridging, etc.

It is expected that the framing contractor will undertake their own framing quality inspection prior to the Supervisors or Inspectors framing inspection.

### 3.3 Clean Up

- Garbage created from trade and suppliers during coffee and lunch breaks must be cleaned up daily and placed in garbage cans provide at each house. Coffee cups and other discarded debris will not be tolerated.
- Stack all unused material (lumber, sheathing, code board, etc.) in neat piles accessible for return to suppliers or for use elsewhere.
- All cut-offs/scrap materials to be removed from inside and around exterior of house and must be placed in garbage bins provided on site at the end of each work day or as required during the day as per ministry of labour green book requirements.
- Ensure materials to be returned and waste materials are secured so they do not blow away.
- Remove all bracing and pile neatly. Bracing ***must*** be free of nails.
- Failure to comply with clean up will result in a back-charge for incomplete work.

# 4 Signatures

**Privacy Obligations**[2]

[2] Personal Information Protection and Electronic Documents Act (PIPEDA) compliance requirement

For the purposes of this part, "Personal Information" means any information, other than publicly available information, recorded in any form, about an identified individual or an individual whose identity may be inferred or determined from such information.

The Subcontractor will not collect or use the Personal Information provided by Signature Communities for a purpose other than for which Signature Communities provided the Personal Information.

The Subcontractor will not disclose any Personal Information provided by Signature Communities to any other party without the consent of Signature Communities.

The Subcontractor will at all times comply with applicable privacy legislation and regulations.

**Signature Communities reserves the right to update all "Scope of Work" documents in compliance with Municipal building codes, "O.B.C.", "Tarion Warranty", pertinent health and safety legislation and including Signature Communities initiated product and procedure improvements. Revised "Scope of Work" documents will be released to each trade group as required.**

| **Signature Communities** | **Date** |
|---|---|
| | |

| **Sub-Contractor** | **Date** |
|---|---|
| | |