

VALECRAFT HOMES (2019) LIMITED

SCHEDULE 'B'

A-15 STAIRS & INTERIOR RAILINGS:

Revised: **April 1, 2021**

Contractor is to supply all labour and material to do all “stairs & interior railings” work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule “A”) of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

STAIRS:

1. This Contractor shall construct and install all interior and garage stairs within the guidelines as set out in the Ontario Building Code.

NOTE: All installations must comply with OBC SB-7 and the latest revisions.

2. Stairs are to be built with a minimum 25mm aspenite treads. Solid pine stringers are to be a minimum nominal dimension of 38mm thick and 235 mm in depth and particleboard or plywood risers.
3. Minimum tread nosing is to be 25mm.
4. All staircases constructed and installed by this Contractor shall be firmly shimmed and packed at the header joist to ensure a secure and straight staircase.
5. This Contractor shall ensure that the staircase is treated as a structural entity. Specifically, this Contractor shall ensure that stringers are adequately secured to framing members to resist both failure and/or slippage. Where a wall is not to be placed underneath the staircase stringer as per Plan, this Contractor shall ensure that the stringer is of adequate depth to carry all reasonable loads and is to ensure that the top riser is secured in such a way as to resist any potential shearing of the riser from the header.
6. This Contractor is responsible for ensuring that minimum headroom of 1950mm is maintained throughout the entire course of the staircase. A final check of minimum headroom clearance must be performed immediately after installation and any problems must be immediately reported to the Site Superintendent.
7. All staircases are to be constructed using the proper materials and methods to avoid squeaking.
8. This Contractor shall provide the framed landing dimensions at time of order.
9. This Contractor shall deliver and install all carpet grade straight stairs within five (5) days of receiving order, and all carpet grade curved stairs within seven (7) days. For Upgraded Hardwood staircases, this Contractor shall deliver and install the stairs within six (6) weeks of receiving order.
10. This Contractor shall supply and install cove moulding for 1st riser of the hardwood stairs at the juncture with the finished floor.
11. For curved hardwood stairs, this Contractor shall supply and install curved shoe moulding that is matching the radius, wood type and colour of the stair for the volute step.
12. This Contractor shall take measures to protect **any upgraded hardwood staircases during construction by taping cardboard or other protective products on the treads after they clean any debris.**
13. This Contractor shall notify the Builder Site Supervisor to ensure safety railing is reinstalled once the stairs have been installed.
14. This Contractor shall remove all temporary stairs. All temporary Stairs are to be taken outside the unit (not to be stored in garages.)
15. All stairs are to be installed upon delivery.

RAILINGS:

16. This Contractor shall supply and install Colonial Railing, Spindles and Posts.

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17. All materials supplied and installed by this Contractor must be clear of any defects and suitable for the application of stain.

18. This Contractor shall supply and install all railings in strict accordance to the Ontario Building Code and any other authority having jurisdiction.

NOTE: All installations must comply with OBC SB-7 and the latest revision

19. This Contractor shall ensure that the installed railing product is properly prepared, and joints are sanded and ready for the application of stain as per Valecraft Homes colour chart.

20. This Contractor shall ensure that railing is continuous from the **second** riser of a staircase through to the final riser. This continuity shall be maintained throughout any winders and/or landings. Railings are to be installed on the inside of staircases including winders unless otherwise noted on the Working Drawings.

NOSING.

21. This Contractor shall supply and install straight and curved nosing under railings and across stair openings in all applications.

Exception: Should the upgrade state carpet adjacent the stair opening, there is no nosing in this location. Nosing to remain under spindles only.

22. This Contractor shall supply and install nosing on landings in upgraded hardwood staircases.

FINISHING

23. This Contractor shall be responsible to ensure that custom stain colours for railings, nosing, oak caps, mantles, etc... will be as per the "SB" samples and wood type created for the Builder. All stains are to be evenly applied throughout.

24. All wood staircases are to be protected before installation.

GENERAL

25. This Contractor shall install Natural Oak Nosing and Railing as Standard Specification. A Purchase Order will be written for upgraded materials and finishes.

26. This Contractor shall remove all waste and excess material generated by his installation daily. This material shall be placed in a waste container supplied by the Builder.

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