

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2025

A-31 EXTERIOR WOODEN DECKS, EXTERIOR RAILINGS & COLUMNS

Contractor is to supply all labour and material to do all “wooden decks” 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.

WOODEN DECKS:

1. This Contractor shall affix permanently the wooden deck to the building structure by way of steel angle brackets bolted to the foundation wall. A minimum of two concrete anchoring bolts c/w sleeves shall be used to affix each bracket to the foundation wall.
2. Each wooden deck platform shall be a minimum of 900 mm x 900mm and shall be constructed with 2" x 6" frame and 1-1/4" platform decking in pressure treated (PT) wood. Stringers shall be made of a minimum 2" x 10" (PT) material. Stairs are to have a maximum rise of 200 mm; minimum run of 235mm and a minimum tread width of 235 mm as per O.B.C. All oversized decks shall be as per plan.
3. Each wooden deck shall be equipped with a securely fastened handrail to each side of stairs. Hand railing shall be constructed with 2" x 2" square (PT) spindles @ 125 mm o/c maximum.
 - a. Guards around deck to be installed as per OBC 9.8.8 and are to be not less than (900 mm) or 36"
 - b. Guards must be provided on decks over (600 mm) 23 ¾" above adjacent grade
 - c. Decks and Railings to be installed to allow clearance for full operation of the patio screen door
4. For all covered decks, this contractor shall also frame and install these decks including railing according to current Building Code.
5. This Contractor shall use a minimum of No. #8 X 2-1/2" plastic coated deck screws or galvanized for all wood-to-wood connections. All connectors shall be compatible with material being secured and secured to.
6. Stairs are to be placed on top of two patio slabs at the base of the stairs. Patio slabs to be supplied by others.
7. This Contractor shall be responsible for removing all waste materials created because of his operations daily. This waste material shall be deposited into a waste disposal container supplied by the Builder.
8. This Contractor shall guarantee all materials and workmanship for a period of one year after occupancy. Structural integrity for health and safety shall be guaranteed for a period of seven years after occupancy.
9. Deck stairs to be measured right after patio stones are installed.
10. Deck stairs must be installed within 30days after patio stones are installed (weather permitting).

Contractor Initials: _____

Valecraft Homes (2019) Initials: _____