

RENOVATION - OWNER'S & CONTRACTORS' OBLIGATIONS

Submission Date: _____ **Building #:** _____ **Unit#:** _____

Owner's First Name: _____ **Owner's Last Name:** _____

Planned Renovation Start /End Date: _____ / _____

Renovations require approval from the Board of Directors.

Alterations:

If you are removing walls etc., we require a drawing and specifications of the work you intend to carry out. The drawings will be reviewed for compliance with Corporation Rules and Regulations governing changes to common element. Upon satisfactory review, authority shall be issued.

Never take down or modify a load-bearing wall, at all.

In order to ensure a successful renovation project, the following Rules will apply. Please contact the Management Office, should you need clarification or direction. Note that there will be a pre and post inspection of the renovations, from the Property Manager.

NOTE: the vents in the unit should be blocked during renovations, to prevent dust transfer. The same Rules applies, whether an Owner or a Contractor is doing the renovations.

Hours of Work in the Suite:

- Monday to Friday from 9:00 am to 7:00 pm / Saturday 10:00 am to 6:00 pm.
- Absolutely NO construction equipment and NO construction noise on Sundays or Statutory Holidays, as per the City of Toronto Municipal Code, The Noise Bylaw, (amending bylaw 505-2006) Chapter 591.

Refundable Deposit required (talk to the Property Manager):

- \$1000 (cash, money order, draft or certified cheque) - for the entire unit renovations.
- \$500 (cash, money order, draft or certified cheque) - for partial unit renovation.
- \$250 (cash, money order, draft or certified cheque) for small renovations.

Elevator Booking:

The owner will book the elevator **no less than three (3) days in advance**, so that elevator pads on the day of renovations, can be installed to avoid damage. Use the elevator booking form to book the elevator.

To use the elevator for large renovation, **\$200.00 deposit** is required to be paid before you begin.

Requested Time of Elevator:

Monday to Friday: 9:00am-12:00pm_____1:00pm-4:00pm_____4:00pm- 8:00pm_____

- *Move-ins and move-outs will have priority between Monday and Friday; but they're not permitted on Sundays or Holidays, as defined in the Legislation Act 2006, S.O.2006, c.21 Sch. F, or any amendment thereto.*

Where a Contractor has been Hired for the Renovation:

- The stairwells, corridors and common areas cannot be used as work space or for storage.
- The Contractor is not permitted to block any doorways or common areas and to prop any interior or exterior doors open and leave them unattended.
- **The Contractor is responsible for supplying containers and removing all construction debris and garbage from the suite off site, and not allowed to use the Corporation's bins for this purpose.**
- The Contractor is responsible for vacuuming any common areas, including elevators, hallways, and entrance ways that may have been dirtied while transporting materials in and out of the building.
- The Owner will be responsible for any damage and/or dirt and mess to any part of the common areas caused by the Contractor and/or the work performed. The Corporation has the right to deduct those costs from the Refundable Deposit. Any costs greater than the deposit will be charged back against the Owner's unit as an additional common expense, to the monthly condominium fees.
- The Owner will be responsible for any damages/dirt and mess, that may occur to neighboring units during renovation. The Owner will be financially responsible also, in case the Contractor fails to meet their obligations, as stated in this section. In both cases, the costs will be charged back to the unit, as a common expense, and added to the monthly condominium fees.

Laminate Flooring:

Laminate flooring is noisier and, in many cases, we have been petitioned by the owner below the unit where laminate flooring has been installed, to address noise issues. Therefore, we require you to understand that should the Corporation receive such complaints, you may be required to install rugs.

Note that each owner is entitled to the peaceful and quiet enjoyment of their units and the Corporation is required by Provincial statute, to ensure such enjoyment.

Note also that mechanisms are in place to address these issues, and the Corporation shall use such mechanisms as needed, to enforce the Board's responsibilities.

- Inform the Property Manager, before installing any laminate flooring.

While there are no requirements in the National Building Code (NBC) for impact sound mitigation, some degree of control is necessary for occupant comfort and satisfaction. Therefore, NBC does recommend a minimum of 55 FIIC (Field Impact Insulation Class) in residential buildings, to address the rights of its owners.

The floor/ceiling structure STC values, range from 25-35 for lightweight single-family residential construction to upwards of 50-60 for commercial construction. The Impact Insulation Class (IIC) values can range, from as low as 25 for lightweight residential construction with no floor covering to over 65 for commercial construction with carpet.

IIC - STC 70 Virtually Sound Proof / IIC - STC 60 Superior Sound Proofing

IIC - STC 50 International Building Code / IIC -STC 40 Sound Proofing below most Codes

The Corporation policy for underlay, is a minimum rating of both, the IIC (Impact Insulation Class) & STC (Sound Transmission Class) at 55 or higher - designed and proven, to offer the maximum noise insulation for concrete floor in a high rise.

- A sample of the material/information, shall be forwarded to the Property Manager for their review prior to its installation. After which time, and upon its approval, written authority will be issued to you.

YCC 50: 1350 & 1360 York Mills Road, North York, ON

Tel. : 416-441-3355 / Superintendent : 416-700-1766/ ycc50.pm@nadlan-harris.com

Plumbing:

- ❖ You must use a licensed plumber, who is experienced in high rise residential buildings.
- ❖ A request for a plumbing shut down must be provided to the Management Office, with no less than (3) days' notice. Shut downs, are only permitted Monday to Friday, 9am - 3pm.
- ❖ Shut off valves belong to the Corporation and will be replaced by the Corporation as required. If the shut off valve must be relocated, the Corporation's plumber must perform such work, and the costs will be charged back to the units as a common expense, the monthly condominium fees.
- ❖ All drain pipes and pipe lines must be copper. NO ABS, plastic or Pex!
- ❖ It is recommended that the water supply line for the toilet(s) be braided metal.
- ❖ If any fire stop insulations, Ontario Fire Code, is removed during a plumbing renovation, it must be replaced with approved fire stop material. Non-compliance will result in charges and fines levied by the Ontario Fire Marshall's Office and costs to repair the damage, as levied by the Corporation against the Unit Owner.
- ❖ No modifications to the existing common element drains, pipes and valves and/or other plumbing features are permitted. All plumbing repairs must be in compliance with the current requirements under the Ontario Plumbing Code and the Ontario Building Code.

Walls and Floors:

- ❖ No renovations of any kind are permitted to load bearing walls.
- ❖ No additional dividing walls shall be erected within the suites.
- ❖ No jack-hammering and/or use of heavy construction equipment are permitted.
- ❖ No removal of any walls is allowed before consulting with the Property Manager as there may be wiring concealed in the walls which serve other units.
- ❖ It is recommended to use low odour paint and/or floor finishes wherever possible.
- ❖ Unit doors are not permitted to be left open during the drying process or to air out a unit.
- ❖ Modifications to the common element concrete sub-floor, such as polishing and/or painting, are not permitted. The installation of "heated" floors is not permitted.
- ❖ Carpeting must be cut and rolled into smaller bundles and placed inside the Corporation's bins.

*Note that all types of flooring should have underlay. **(please speak with the Property Manager)** –whether you or your contractor is doing the renovation.*

Electrical:

- ❖ No alteration or any part of the fire system, including speakers will be permitted.

*It is **illegal** to disconnect fire speakers and to paint the unit. The Owner will be responsible for any fines for non-compliance and/or false alarms, under the Ontario Fire Code.*

- ❖ Care and attention must be exercised when replacing, installing or modifying any baseboards, floors and/or walls, as cable TV, telecommunication and other wiring may be concealed. The Owner will be responsible for any and all costs incurred for repairs.
- ❖ Hooded stove vents (only filters allowed) and nothing is to be vented into corporation's ventilation system at all.

Note that electrical shut downs, would be possible whenever the Superintendent is on duty, without previous requests.

NOTES:

Electric garbage disposals (garburator) are not to be installed under any circumstances, as per the City of Toronto by-law Chapter 681-10, Section E. No paint, chemical, oil, etc. disposed of in kitchen, bathroom, and toilet drains or garbage chutes. Contact the Management Office regarding their disposal.

