**Contract Specifications**

**Plumbing Work**

The Contractor shall provide all materials, tools and labour to do a complete plumbing job, including but not limited to, the following:

1. Plumbing permits are to be at the Owner’s expense.
2. Supply and install two 2-inch floor drains as per drawings and site instruction located within 12” of the furnace and below hot water tank and HRV to avoid condensate lines crossing pathways in mechanical areas.
3. Contractor to run 3” attic vent adjacent to attic access. No crawling in attic for plumbing final.
4. Contractor to install a 4” x 10’ horizontal perforated pipe at footing undergrounds connected to a vertical pipe terminating in the unfinished mechanical room determined by Site Superintendent or plans and specifications. Contractor to cap/seal the vertical pipe in mechanical area.

1. Supply and install 3/4" polyethylene lines in basement and 1/2" polyethylene lines to first and second floor as required and protect drains/vents and water lines from mechanical damage. All plumbing to be secure to avoid unnecessary noise.
2. Contractor to install fridge water line in an OATLEY BOX complete with valve and trim kit, except on an exterior wall when it will come through the floor 1 ½” from rough framing.
3. Supply and install ABS piping as required according to CAN/CSA-B181.1, “ABS Drain, Waste, and Vent Pipe and Pipe Fittings”.
4. Supply and install minimum of 2 non-freeze exterior 1/2" wall hydrants per unit with vacuum breakers. Garage Hose bib to be installed on a 10” long 2” x 4” block fastened to house wall as directed by Site Superintendent.
5. Provide plumbing connections and mixing valve for rental gas fired hot water tank.
6. Recirculation line for hot water heating
7. Supply and install a rough-in for future dishwasher, washer and dryer.
8. Contractor to reinstate all insulation and drywall preps disturbed by their rough ins ready for insulation inspection by municipality.
9. Contractor agrees to the attached ‘rough in process’
10. Connect the double under mounted kitchen sink, supplied by others.
11. All fixtures to be available in white as per colour charts supplied by the Owner.
12. Supply and install plastic pan for 2nd floor laundry rooms, as per plan.
13. Supply and install a laundry tub as per Owner’s plans.
14. Connect storm and sanitary at a point 3'-0" on the warm side of foundation wall.
15. S/I water softner for DV and WTR. (note this is not be to connected to the exterior hose bibs)
16. The sites that require a sump pump S/I the VA1 Sump Pump. (DV and & WTR)



1. Std Fixtures

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| Lavatory Faucet  Delta Classic 536-DST Chrome | Bathroom Sink  ContracCatalina | Ensuite Soaker Tub Delta Classic T2705 Chrome |
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| Bathtub / Shower Trim  Delta Classic T13420-SOS-CDN  Chrome | Shower Trim  Delta Classic T13220-CDN  Chrome | Toilet  ContracCarlin 4722BFV |
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| All drop in Alcove Tubs  Maax Exhibit 60 x 30” | Primary Ensuite Free Standing Tub  MAAX SAX 6032 | Primary Ensuite Alcove Tub  MAAX Exhibit 6030 |
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| Additional Ensuite 3x3 Shower | |  |
| MAAX Pivolok  Pivot Clear Glass Chrome Door  23-24 ¾” x 64 ½” | MAAX Biarritz  One-Piece Acrylic Shower  29.75” x 32” x 74” |  |
|  | MAAX-200030-002 |  |
| Primary Ensuite 3x4 Shower | |  |
| MAAX Incognito Sliding Clear Glass Chrome | 3x4 Ceramic Shower With Acrylic Base |  |
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| Kitchen Faucet  Delta Keele940LF Chrome | Kitchen Sink  Bristol B811-9 Double Bowl Undermount |  |
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1. The Contractor shall provide materials and workmanship equal or better than the requirements of the Ontario Building Code and guarantee acceptance by the City of Ottawa Plumbing Inspection Department.
2. The Contractor shall provide to the Owner, prior to starting his work, proof of a Two Million Dollar Liability Insurance naming the Contractor and the Owner jointly for the duration of the contract.
3. The Contractor shall remove all waste materials generated by his employees and agents from the units to containers as directed by the Site Superintendent. Should the Contractor fail to remove debris and leave the work site clean, then the Owner shall remove the debris and back-charge the Contractor the entire costs of the clean-up.
4. The Contractor shall take all means necessary to ensure his employees and agents comply with all requirements of the Ontario Health and Safety Act and the Owner’s Safety Policy Statement.
5. The Contractor shall provide, upon demand, to the Owner, a Certificate of Clearance from Workers Compensation.
6. The Contractor shall provide, to the Owner, a warrantee on labour and materials equal to the Owner’s obligations under the Ontario New Home Warranty Program. The Contractor shall warrant that his trades people will take all necessary precautions to prevent the damage of the Owner’s property and the workmanship of any trades people before him.
7. The contractor shall make themselves available for and shall carry out all the necessary plumbing tests required by the *chief building official* of the municipal inspection department.
8. The contractor shall provide continual access to the owner, of a service technician to

expeditiously repair any plumbing related deficiencies that the owner may encounter in

the completion of his Projects