



Scope of Work

Plumbing Specifications

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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 agreement¹ and associated Price Sheets.

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 safety legislation, and b) the health and safety policies and programs of Signature Communities.

1.1 Liability Insurance

1.1.1 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 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 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” is 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:

1.1.2 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

1.1.3 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 Scope of Work

**1.1.4 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.

2.1 Service/Warranty

2.1 Service - PDI

Upon notification by Site Supervisor or Customer Care Department you have Seven (7) days to complete the Following:

- Incomplete Work
- Defects in Materials and/or Workmanship

When Service work has been completed you must notify Site Supervisor or the Customer Care Department that the required work has been completed. If work is not completed within the seven (7) day 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 any applicable back charges. All required work must be completed and the Site Supervisor or Customer Care Department must be notified within Seven (7) days from date of notification of 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 Site Schedule

Trades and suppliers shall follow site schedule, communicate with Site Supervisor to ensure work and/or delivery schedule is current and up to date.

3.0 Contractors Responsibilities

PEX piping

Supply and install all PEX piping or approved equivalent – All plumbing to come out of wall, not floor where possible, and to not interfere with baseboard installation

A.B.S. Plastic Wastes, Stacks, Vents

Supply and install A.B.S. plastic wastes, stacks and vents. Vents stacks to be placed at rear or side of house (except exterior side of corner lots).

Hose Bibs

Two exterior hose bibs, frost free. Before installation speak with site supervisor in regards to location

Dishwasher Installation

Dishwasher installation with water supply complete with shut offs and provision for future drain, extend drain when dishwasher is placed away from the sink. Ensure rough-in is accessible at dishwasher spot. Dishwasher to be installed by plumber.

Hot Water Heater Connection

Connection of all copper supply and discharge pipes to gas rental hot water heater (supplied by others) including mixing valve. (When tankless water heater is used refund cost of mixing valve)

Fixtures & Fittings

Fixtures and fittings (all bathroom fixtures to be white American Standard unless otherwise specified or approved):

[illegible][illegible]

Built-in Shower

Supply and installation of neoprene liner on any built-in shower, including seats where applicable.

Secure Pipes

All plumbing and drainage pipes securely fastened and supported using approved clips or clamps.

Pressure Test

Performance of pressure test after rough in has been completed prior to drywall taping. Protect all PEX piping with metal plates. Indicate copper piping behind drywall by nailing additional metal plate directly to subfloor in front of partition base plate.

Bathtub Alcove Prepared

Bathtub alcove must be prepared by Builder prior to installation. If not, bring to the attention of the Supervisor.

Tub Installation

Install tub, shower as per manufacturer specifications and coordinate timing with Site Supervisor.

Rough-in Future Basement Bath

Rough-in for future three-piece bathroom in basement as per plan.

Sump Pump

Supply and install sump pump (sump pit canister by others) including discharge to exterior when called for in house plans.

Subcontractor Meet With

At completion of roof framing this Subcontractor shall meet with both the framer and heating Subcontractors and the Site Super, to co-ordinate the best use of space. This is to be done through planning of joist placement, agreement of box locations, routes to be taken, vent locations, etc., when building the first of any one model, with the understanding that all future models will be constructed in the similar manner.

Provide Clean House

The Builder intends to deliver a house of the highest standards facilitated by providing a clean house in which the Subcontractor may work. Work should not proceed and the Builder should be notified if the house is not delivered clean to the Subcontractor. While performing his work, the Subcontractor will maintain the house in broom swept condition, and garbage shall be removed from site and disposed at the disposal location every day.

Quality Assurance/Pre-Delivery Inspection

The rectification of any deficiencies noted on the Builder's QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within 24HRS of notification, and deficiencies noted on the Builder's 30-day and 12-month reports, rectified within 7 working days.

Wet Walls

Where 2x6 wet wall is built the Plumbing Contractor is to make use of the wall when complete rough in of drains and vents. If wet wall is not feasible 3" fitting must be installed above or below wall plates.

Exposed Water Supply

Ensure all exposed water supply (toilet, laundry, etc.) are not finished with PEX pipe. Use proper copper termination fittings where supply is visible including inside cabinets.

Basement Plumbing

Basement plumbing must be installed neatly. Drains, waterlines must be above floor joists. Treat as if it is a finished basement.

Stacks

Stack in basements – Chip footing away to allow stack to remain at 1" away from foundation.

Roof Stack

Supply and install the roof stack and roof boot prior to shingles being installed and immediately upon completion of roof sheathing.

Clean Out

Clean outs must be installed flush with the top of the finished concrete basement floor.

Drilling/Cutting

Prior to drilling or cutting any structural member to fit piping the worker must ensure that it meets all OBC requirements.

Water Meter

It is the Plumbers responsibility to install the water meter which is supplied by either the municipality or the builder. It is the Plumbers responsibility to attain the water meter specifications from the municipality for proper installation.

Fire Stopping

Plumber will be responsible for all sleeves or openings caused by penetration into a unit and will grout or seal properly with non-shrinking grout at the time of completion. Plumber will smoke seal all penetrations through smoke and fire stopping, top plates, bottom plates and floor/wall systems as per

OBC requirements. Prior to fire stopping ensure the material being used is submitted to the builder and approved by the city.

Recessed Wall Box

For recessed wall box behind the washer, provide 46" above finished floor to knobs of the faucet. Red handle faucet for hot, blue faucet for cold.

4.0 Signatures

Privacy Obligations²

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
	06/05/2014

Sub-Contractor	Date
	06/05/2014

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