

**Module 2A**  
**Scope of Work Proposal**

**PROJECT DETAILS:**

Project Name: \_\_\_\_\_

Common Element Enrolment Number (if available): \_\_\_\_\_

Address: \_\_\_\_\_

Vendor: \_\_\_\_\_ Vendor Reg. No.: \_\_\_\_\_

Builder: \_\_\_\_\_ Builder Reg. No.: \_\_\_\_\_

Estimated Construction Start date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Condominium Type: A  B  C  D  Mid-Rise Wood frame: YES  NO

Condominium Conversion: YES  NO

Number of Towers/Buildings: \_\_\_\_\_ Townhouses included: YES  NO

Number of Stories (per tower): \_\_\_\_\_

Levels of Garage Parking: \_\_\_\_\_ Gross Floor area (ft<sup>2</sup>): \_\_\_\_\_

Exterior Cladding Breakdown by type (ft<sup>2</sup>):

Masonry: \_\_\_\_\_ Siding: \_\_\_\_\_ Precast: \_\_\_\_\_ EIFS: \_\_\_\_\_

Window Wall: \_\_\_\_\_ Curtain Wall: \_\_\_\_\_ Punched Window/Door: \_\_\_\_\_

ICF: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Approximate total exterior cladding (ft<sup>2</sup>) (including windows and doors): \_\_\_\_\_

Roofing Assembly Type: \_\_\_\_\_ Green Roof: YES  NO

Anchor Systems included as per Architectural design: YES  NO

Glass Balcony Guards: YES  NO  Anchored to: Top of slab  Face of slab

Special Features: (e.g. pools, sauna, car elevator, water features etc.)

\_\_\_\_\_

New Technologies: (refer to page 2 for details)

\_\_\_\_\_

\_\_\_\_\_

**New Technology:**

Building materials and technology are constantly evolving. As part of B19 Reporting, Tarion requires information related to the use of new materials, as well as new and unique applications of existing materials used in a major component of a project.

Please identify these potential risks on the front page of the scope of work. Additional reporting and testing may be required depending on the risks identified. Identify and describe any appropriate testing on page 5 and identify what additional document and/or field review is appropriate under each affected Risk Areas.

As an example, a new cladding or roofing product which does not yet have proven history in Ontario, or a new approach to building vibration isolation could be considered a New Technology. Unique elements of the design or customized systems should be considered. Contact Tarion if you are unsure about what to include under this category.

**PROJECT TEAM PERSONNEL:**

**Field Review Consultant:** \_\_\_\_\_

_____		_____
STREET ADDRESS		UNIT/SUITE
_____		
CITY	PROV	POSTAL CODE
_____		
PHONE	FAX	EMAIL

**Project Architect:** \_\_\_\_\_

_____		_____
STREET ADDRESS		UNIT/SUITE
_____		
CITY	PROV	POSTAL CODE
_____		
PHONE	FAX	EMAIL

**Geotechnical Consultant:** \_\_\_\_\_

_____		_____
STREET ADDRESS		UNIT/SUITE
_____		
CITY	PROV	POSTAL CODE
_____		
PHONE	FAX	EMAIL

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

**Structural Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Mechanical Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Electrical Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Acoustical Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Site Work Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

**Landscape Architect:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Interior Design Consultant:** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**Other (ex. Building Enclosure Consultant, Building Code Consultant, Fire/Life Safety Consultant, etc)**

**1.** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**2.** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

**3.** \_\_\_\_\_

STREET ADDRESS		UNIT/SUITE
CITY	PROV	POSTAL CODE
PHONE	FAX	EMAIL

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

## TESTING

Where the construction documents, specifications, Ontario Building Code or this Bulletin require tests to be completed, the testing organization must be identified.

Type of test	In House? YES/NO	If No, Name of Company Conducting the Test	Company Contact
Windows/Doors (required by B19)			
Acoustics (required by B19)			
Balcony/Terrace Guards (required by B19)			
Soils			
Footing Inspection			
Hydro-Geological			
Environmental			
Concrete			
Steel			
Membranes			
New Technology (for any unique testing based on the use on new technologies. Refer to page 2 for details)			
Other (include details on a separate sheet if needed)			

Continue to the Scope of Work Proposal Risk Areas that follow:

- Type C and Type D projects start on page 6
- Type A and Type B projects start on page 14

## SCOPE OF WORK PROPOSAL – Type C and Type D PROJECTS

Level of Review/Work performed by FRC and/or Design/Review Consultant

C/D RISK AREA 1 – Below Grade/Foundations				
ITEM	RISK AREAS	RISK FACTORS		
1	BELOW GRADE/ FOUNDATIONS	Documentation Review	Field Review	Proposed number of visits
1.1	Foundation bearing	Soil investigation review, footing design		
1.2	Substructure	Reinforcing, concrete cover over steel		
1.3	Drainage systems	Materials; coverage; connection to drain; clean outs	Materials, drainage slope	
1.4	Damp proofing or waterproofing		Materials; surface preparation; continuity; thickness; joint detailing/ reinforcing/ protection	
1.5	Insulation		Materials; continuity; protection	
1.6	Elevator sump pits	Drainage; access; appropriate certification		
			Total proposed number of visits:	

C/D RISK AREA 2 – Structure				
ITEM	RISK AREAS	RISK FACTORS		
2	STRUCTURE	Documentation Review	Field Review	Proposed number of visits
2.1	Slabs; decks/beams; columns; walls	Post-tensioning/protection from moisture	Column finish	
	<b>Additional review for Mid-Rise wood-framed buildings</b>	Seismic loading, seismic resistance system	Seismic resistance system installation	
2.2	Expansion joints	Continuity; unimpeded movement; no binding	Materials; placement; installation	
2.3	Slab protection systems: - Parking garage - Surface	Concrete mix/admixtures; reinforcing steel- coatings; slope to drain; slope of slab-on- grade away from structural elements	Protection from corrosion problems related to de-icing salts; protection against leakage  Traffic deck waterproofing system; upturns at terminations; seals at penetrations; joint sealing details; exterior ramp waterproofing/de-icing system; trench drain waterproofing; column/wall base protection at slab-on-grade	
2.4	Balcony protection systems	Concrete cover over reinforcing	Appropriate concrete mix; drainage; toppings or mortar repair; surface preparation; materials and application; sealer or waterproofing	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

2.4.1	Balcony guards	Correct materials; anchorage; anchor corrosion protection; height; maximum openings, approvals, etc.  Type of glass: laminate/tempered/other (see the Field Review Declaration)	Securement of individual components in addition to securement of entire guard system  Plus, field balcony guard design <b>load test</b> in accordance with applicable standards	
2.5	Wood/steel framing  <b>Including Mid-Rise wood-framed buildings</b>	Materials, shrinkage control, balcony slope, differential movement with non-combustible components	Conformance to construction documents; shrinkage and differential movement control	
			Total proposed number of visits:	

### C/D RISK AREA 3 – Exterior Closure

**Cladding** – Levels of effort depend on the type and degree of occurrence of different types of cladding e.g. areas clad in EIFS typically require greater attention than areas clad in pre-cast concrete.

**Windows** – Air leakage and water penetration tests shall be conducted on a representative sample of each window system type installed in the building. Testing of window systems includes hinged and sliding **patio doors** that are exposed (e.g. unprotected by a balcony above).

ITEM	RISK AREAS	RISK FACTORS		
3	EXTERIOR CLOSURE	Documentation Review	Field Review	Proposed number of visits
3.1	Back-up wall; substrate		Materials; thicknesses; dimensions; corrosion protection; anchorage to structure; deflection/expansion/control joint details; clear widths	
3.2	Masonry veneer	Shelf angles; corrosion protection	Shelf angles; corrosion protection; securement; masonry units; connectors; control joints; locations; clear widths	
3.2.1	Precast concrete	Embedded anchors; corrosion protection; concrete quality	<b>Shop and site review</b> for anchorage; corrosion protection; joint widths; repairs	
3.2.2	Cast-in-place concrete	Control and expansion joints; concrete quality; concrete placement; curing; freeze protection; application	Treatment of honeycombing, cracks and form tie holes	
3.2.3	Siding (excluding components that are only decorative)	Finishes; coatings; substrate; fasteners; corrosion protection	Materials; movement allowances	
	<b>Additional review for Mid-Rise wood-framed buildings</b>	Non-combustible cladding	Non-combustible cladding	
3.2.4	Exterior Insulated Finish system (EIFS)	Review of shop drawings and details respecting drainage and prevention of ingress of uncontrolled water and precipitation through the building envelope as required in the OBC	<b>Shop and site review</b> for adhesives; fasteners; surface preparation; reinforcing; detailing; joint details; finish materials; application; drainage.  Provide <b>field mock-up</b> of EIFS for <b>review prior to installation.</b>	

3.2.5	Insulated Concrete Forms (ICF)	Review manufacturer's performance and installation specifications respecting drainage and prevention of ingress of uncontrolled water and precipitation through the building envelope as required in the OBC	Adhesives; fasteners; surface preparation; reinforcing; detailing; joint details; finish materials; application.  Provide <b>field mock-up</b> of ICF for <b>review prior to installation.</b>	
3.2.6	Window wall	Review of shop drawings and details respecting drainage and prevention of ingress of uncontrolled water and precipitation through the building envelope as required in the OBC	Adhesives; fasteners; surface preparation; reinforcing; detailing; joint details; finish materials; application.  Provide <b>field mock-up</b> of window wall for <b>review prior to installation.</b>	
3.2.7	Load bearing masonry	Shelf angles; corrosion protection	Shelf angles; corrosion protection; securement; masonry units; connectors; control joints; locations; clear widths	
3.2.8	Curtain Wall	Review of shop drawings and details respecting drainage and prevention of ingress of uncontrolled water and precipitation through the building envelope as required in the OBC	Shelf angles; corrosion protection; securement; connectors; control joints; locations	
3.2.9	Other cladding systems	Contact Tarion		
3.3	Concealed protections		External flashings; sills Impermeable exterior components; continuity of external seals between components and at all joints Internal flashings; joint seals; end dams; moisture barriers; clear drainage to exterior; venting	
3.3.1	External sealants		Materials; surface preparation	
3.3.2	Soffits		Materials; thicknesses; dimensions; corrosion protection; anchorage to structure; deflection/expansion/control joint details	
3.3.3	Architectural coatings, finishes, paint	Materials; surface preparation; priming; application	Materials; surface preparation; priming; application	
3.4	Windows, glazing and exterior doors	Review of shop drawings and lab test reports of window systems	Air leakage and water penetration <b>field testing</b> ; as well as anchorage, operation, hardware	
3.5	Thermal insulation		Materials; securement; continuity, limit thermal bridges	
3.6	Air barrier; vapour retarder		Materials; securement; continuity; seals at slabs, interior walls, seals at all penetrations; windows; doors	
			Total proposed number of visits:	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.



C/D RISK AREA 4 – Roofing				
ITEM	RISK AREAS	RISK FACTORS		Proposed number of visits
4	ROOFING	Documentation Review	Field Review	
4.1	Membrane; shingles or sloped metal	Ventilation (if provided)	Materials; joint details/reinforcing; securement/adhesion; underlayment; ice damming protection; flashings; penetration seals	
4.2	Insulation; ballast		Materials; installation; continuity	
4.3	Vapour retarder; air barrier; ventilation		Materials; adhesion (if required); continuity, seals at walls and penetrations; ventilation (if provided)	
4.4	Drainage		Slope to drain	
4.5	Snow and ice control		Snow/ice guards	
4.6	Safety tie-back anchors for building maintenance	Locations; anchorage; corrosion protection; rope steps; sleeves	Pitch pockets – materials and application	
4.7	Green Roof Intensive, extensive	Review design documents and specifications	Materials; installation; in accordance with applicable law	
			Total proposed number of visits:	

C/D RISK AREA 5 – Fire Safety Systems				
ITEM	RISK AREAS	RISK FACTORS		Proposed number of visits
5	FIRE SAFETY SYSTEMS	Documentation Review	Field Review	
5.1	Containment	Review design documents and specifications	Fire separations; materials; thicknesses; assembly; fastening; continuity; fire stopping; smoke seals; closures	
5.2	Egress	Corridors; stairwells; stairwell guards; pressurization systems (lighting – see 9.2); Review design documents and specifications	Fire separations; materials; thicknesses; assembly; fastening; continuity; fire stopping; smoke seals; closures	
5.3	Suppression	Stand pipes; fire hose cabinets; booster pumps; sprinkler systems		
	<b>Additional review for Mid-Rise wood-framed buildings</b>	Balcony sprinkler protection	Balcony sprinkler protection	
5.4	Detection and alarm	Control panel and annunciator; heat, smoke and flow detectors; bells and horns; emergency voice communication		
			Total proposed number of visits:	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

<b>C/D RISK AREA 6 – Interior Finish</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
6	INTERIOR FINISH – COMMON AREAS	Documentation Review	Field Review	Proposed number of visits
6.1	Corridors and stairwells		Condition of flooring and walls, lighting fixtures and ceilings	
6.2	Party/common rooms		Condition of flooring, walls, ceilings, lighting fixtures and cabinetry	
6.3	Sauna, whirlpool, fitness amenities. Barrier; ventilation	Function; equipment	Condition of finishes; functions; equipment	
6.4	Swimming pool	Function; equipment	Condition of finishes, function; equipment	
			Total proposed number of visits:	

<b>C/D RISK AREA 7 – Elevators</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
7	CONVEYING SYSTEMS (ELEVATORS)	Documentation Review	Field Review	Proposed number of visits
7.1	Finishes	Condition of finishes; appropriate certification	Condition of finishes	
			Total proposed number of visits:	

<b>C/D RISK AREA 8 – Mechanical</b>				
<b>Acoustics and labeling</b> – Acoustic performance and labeling are sources of regular complaints and should receive additional attention.				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
8	MECHANICAL	Documentation Review	Field Review	Proposed number of visits
8.1	Heating; ventilation; air conditioning	Central boilers; heat pumps; chiller; cooling tower; make-up air units; distribution piping; ductwork; insulation; exhaust systems; suite distribution; controls; labeling.	Labeling	
8.2	Plumbing – supply	Water service; metering; booster pumps; distribution piping; expansion joints; valves; securement; insulation; boilers; storage tanks; re-circulation pumps; labeling.	Labeling	
8.3	Plumbing – drainage	Storm and sanitary drains; sump pumps; clean-outs; labeling.	Labeling	
8.4	Waste disposal	Garbage chutes; chute doors; wash-down facilities; compactor; labeling.	Labeling	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

8.5	Fire stopping	Materials, fire stopping, smoke seal	Materials, fire stopping, smoke seal	
8.6	Emergency power (see also 9.3)	Fuel storage design	Labelling, approvals and variances posted in the fuel storage room	
			Total proposed number of visits:	

<b>C/D RISK AREA 9 – Electrical</b>				
<b>Acoustics and labeling</b> – Acoustic performance and labeling are sources of regular complaints and should receive additional attention.				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
9	ELECTRICAL	Documentation Review	Field Review	Proposed number of visits
9.1	Distribution systems	Switchgear; transformers; labeling and sound rating of transformers (in accordance with OBC/ASHRAE)	Labeling	
9.2	Lighting	Corridor; lobby; stairwells; parking garage; intensity levels; emergency power supply; labeling	Labeling and lighting levels	
9.3	Emergency power (see also 8.6)	Generator; fuel storage; controls; ventilation	Labeling	
9.4	Intercom and security systems	Installation; function	Function	
9.5	Fire stopping	Materials; fire stopping and smoke seals	Materials; fire stopping and smoke seal	
			Total proposed number of visits:	

<b>C/D RISK AREA 10 – Site Work &amp; Landscaping</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
10	SITE WORK & LANDSCAPING	Documentation Review	Field Review	Proposed number of visits
10.1	Pavements; curbs	Materials; sub-base materials; thicknesses; compaction; drainage	Materials; sub-base materials; thicknesses; compaction; drainage	
10.2	Retaining walls	In conformance to design or manufacturer's drawings		
10.3	Landscape structures; (gazebos, decks)	Materials; foundations; construction; moisture protection; corrosion protection		
10.4	Fences	Materials; frost protection	Materials; frost protection	
10.5	Irrigation systems	In conformance to design and drawings		
10.6	Sod, trees and shrubs	Top soil	Topsoil	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

10.7	Site services	In conformance to design and drawings	Location, accessibility, labelling	
			Total proposed number of visits:	

**C/D RISK AREA 11 – Acoustics**  
**Acoustics** – Acoustics must be reviewed from both an installation and a performance perspective. Design consultants must work in conjunction with the acoustic consultant to ensure the components are specified and installed to achieve their intended performance. For example, the project architect may specify an assembly but the acoustic consultant would be responsible to test it for performance.

ITEM	RISK AREAS	RISK FACTORS		
11	ACOUSTICS	Documentation Review	Field Review	Proposed number of visits
11.1	Sound transmission - Suite to Suite	Review design documents, sound transmission class rating of vertical and horizontal separating assemblies	Material; thickness; arrangement of components; continuity; acoustic caulking/seals. Flanking transmission path(s); separating assemblies subject to <b>field testing</b> and evaluation by a qualified acoustic consultant	
11.2	Sound transmission - Suite to Interior common areas including elevator shafts, service areas (chutes, shafts and spaces) and amenity areas	Review design documents, sound transmission class rating of vertical and horizontal separating assemblies	Material; thickness; arrangement of components; continuity; acoustic caulking/seals. Flanking transmission path(s); separating assemblies subject to <b>field testing</b> and evaluation by a qualified acoustic consultant (except where the space or area is not amenable to recognized testing procedure)	
11.3	Sound transmission - Elevator equipment	Review design documents for elevator equipment sound/vibration transmission, acoustic isolation	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
11.4	Mechanical sound/vibration transmission	Review design documents for central (excluding private in-suite equipment) HVAC, plumbing and waste collection equipment sound/vibrations plus suite equipment impacts on the building and respective suites; acoustic isolation; pumps; garbage chutes and compaction; plumbing piping; acoustic insulation materials; acoustic louvers; conformance to OBC/ASHRAE and permit documents	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
11.5	Emergency electrical power, noise rating of transformers	Acoustic treatment/finishes of generator room building components; acoustic louvers; silencers; mufflers; acoustic isolation; labeling; sound transmission through the structure and openings to the outside; vibration isolation; conformance to OBC/ASHRAE and permit documents.	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
			Total proposed number of visits:	

**Declaration**

I undertake to carry out the documentation and field reviews at the time and in the manner outlined above. I will provide all documents and reports to Tarion in accordance with the terms attached to this firm's application for Bulletin 19R Qualification Status approved by Tarion under Certificate No. \_\_\_\_\_.

\_\_\_\_\_  
PRINT NAME OF FRC AUTHOURIZED TO BIND FIRM

\_\_\_\_\_  
SIGNATURE OF FRC AUTHOURIZED TO BIND FIRM

\_\_\_\_\_  
DATE

\_\_\_\_\_  
POSITION

\_\_\_\_\_  
PRINT NAME OF VENDOR/BUILDER REPRESENTATIVE

\_\_\_\_\_  
VENDOR/BUILDER'S REPRESENTATIVE SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COMPANY

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL

**SCOPE OF WORK PROPOSAL – Type A and Type B PROJECTS  
(including Townhouses within a predominantly Type C or Type D project)**

Level of Review/Work performed by FRC and/or Design/Review Consultant

<b>A/B RISK AREA 1 – Below Grade/Foundations</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
1	BELOW GRADE/ FOUNDATIONS (for buildings over parkade)	Documentation Review	Field Review	Proposed number of visits
1.1	Foundation bearing	Soil investigation review, footing design		
1.2	Substructure	Reinforcing, concrete cover over steel		
1.3	Drainage systems - Parkade	Materials; coverage; connection to drain; clean outs	Materials, drainage slope	
1.4	Damp proofing or waterproofing		Materials; surface preparation; continuity; thickness; joint detailing/ reinforcing/ protection	
1.5	Insulation - Parkade - On Grade		Materials; continuity; protection	
1.6	Elevator sump pits	Drainage; access; appropriate certification		
			Total proposed number of visits:	

<b>A/B RISK AREA 2 – Structure</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
2	STRUCTURE	Documentation Review	Field Review	Proposed number of visits
2.1	Slabs; decks/beams; columns; walls	Post-tensioning/protection from moisture	Column finish	
2.2	Expansion joints	Continuity; unimpeded movement; no binding	Materials; placement; installation	
2.3	Slab protection systems: - Parkade - Surface	Concrete mix/admixtures; reinforcing steel-coatings; slope to drain; slope of slab-on- grade away from structural elements	Protection from corrosion problems related to de-icing salts; protection against leakage  Traffic deck waterproofing system; upturns at terminations; seals at penetrations; joint sealing details; exterior ramp waterproofing/de-icing system; trench drain waterproofing; column/wall base protection at slab-on-grade	
2.4	Balcony protection systems	Concrete cover over reinforcing	Appropriate concrete mix; drainage; toppings or mortar repair; surface preparation; materials and application; sealer or waterproofing	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

2.4.1	Balcony guards	Correct materials; anchorage; anchor corrosion protection; height; maximum openings, etc.	Design load securement	
2.5	Wood/steel framing	Headers, built up beams and columns, spacing, grading of materials	Securement and conformance to construction documents	
			Total proposed number of visits:	

**A/B RISK AREA 3 – Exterior Closure**

**Cladding** – Levels of effort depend on the type and degree of occurrence of different types of cladding e.g. areas clad in EIFS typically require greater attention than areas clad in pre-cast concrete.

**Windows – Air leakage and water penetration** tests shall be conducted on a representative sample of each window system type installed in the building. Testing of window systems includes hinged and sliding **patio doors** that are exposed (e.g. unprotected by a balcony above).

ITEM	RISK AREAS	RISK FACTORS		
3	EXTERIOR CLOSURE	Documentation Review	Field Review	Proposed number of visits
3.1	Back-up wall; substrate		Materials; thicknesses; dimensions; corrosion protection; anchorage to structure; deflection/expansion/control joint details; clear widths	
3.2	Masonry veneer	Shelf angles; corrosion protection	Shelf angles; corrosion protection; securement; masonry units; connectors; control joints; locations; clear widths	
3.2.1	Precast concrete	Embedded anchors; corrosion protection; concrete quality	<b>Shop and site review</b> for anchorage; corrosion protection; joint widths; repairs	
3.2.2	Cast-in-place concrete	Control and expansion joints; concrete quality; concrete placement; curing; freeze protection; application	Treatment of honeycombing, cracks and form tie holes	
3.2.3	Siding (excluding components that are only decorative)	Finishes; coatings; substrate; fasteners; corrosion protection	Materials; movement allowances	
3.2.4	Exterior Insulated Finish system (EIFS)		<b>Shop and site review</b> for adhesives; fasteners; surface preparation; reinforcing; detailing; joint details; finish materials; application; drainage	
3.2.5	Insulated Concrete Forms (ICF)	Manufacturer's performance and installation specifications	Insulation continuity, limit thermal bridges	
3.2.6	Window wall	Manufacturer's performance and installation specifications	Shelf angles; corrosion protection; securement; connectors; control joints; locations	
3.2.7	Load bearing masonry	Shelf angles; corrosion protection	Shelf angles; corrosion protection; securement; masonry units; connectors; control joints; locations; clear widths	
3.2.8	Curtain Wall	Review of shop drawings and details respecting drainage and prevention of ingress of uncontrolled water and precipitation through the building envelope as required in the OBC	Shelf angles; corrosion protection; securement; connectors; control joints; locations	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

3.2.9	Other cladding systems	Contact Tarion		
3.3	Concealed protections		External flashings; sills  Impermeable exterior components; continuity of external seals between components and at all joints  Internal flashings; joint seals; end dams; moisture barriers; clear drainage to exterior; venting	
3.3.1	External sealants		Materials; surface preparation	
3.3.2	Soffits		Materials; thicknesses; dimensions; corrosion protection; anchorage to structure; deflection/expansion/control joint details	
3.3.3	Architectural coatings, finishes, paint	Materials; surface preparation; priming; application	Materials; surface preparation; priming; application	
3.4	Windows, glazing and exterior doors		Air leakage and water penetration <b>field testing</b> ; anchorage; operation; hardware	
3.5	Thermal insulation		Materials; securement; continuity; limit thermal bridges	
3.6	Air barrier; vapour retarder		Materials; securement; continuity; seals at slabs; interior walls; seals at all penetrations; windows; doors.	
			Total proposed number of visits:	

<b>A/B RISK AREA 4 – Roofing</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
4	ROOFING	Documentation Review	Field Review	Proposed number of visits
4.1	Membrane; shingles or sloped metal	Ventilation (if provided)	Materials; joint details/reinforcing; securement/adhesion; underlayment; ice damming protection; flashings; penetration seals	
4.2	Insulation; ballast		Materials; installation; continuity	
4.3	Vapour retarder; air barrier; ventilation		Materials; adhesion (if required); continuity, seals at walls and penetrations; ventilation (if provided)	
4.4	Drainage		Slope to drain	
4.5	Snow and ice control		Snow/ice guards	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.



4.6	Safety tie-back anchors for building maintenance	Locations; anchorage; corrosion protection; rope steps; sleeves	Pitch pockets – materials and application	
4.7	Green Roof Intensive, extensive	Manufacturer's performance and installation specifications.	Materials; installation; in accordance with applicable law	
			Total proposed number of visits:	

<b>A/B RISK AREA 5 – Fire Safety Systems</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
5	FIRE SAFETY SYSTEMS	Documentation Review	Field Review	Proposed number of visits
5.1	Containment	Fire separations; materials; thicknesses; assembly; fastening; continuity; fire stopping; smoke seals; closures	Fire separations; materials; thicknesses; assembly; fastening; continuity; fire stopping; smoke seals; closures	
5.2	Egress		Fire separations; materials; thicknesses; assembly; fastening; continuity; fire stopping; smoke seals; closures	
5.3	Suppression	Stand pipes; fire hose cabinets; booster pumps; sprinkler systems		
5.4	Detection and alarm	Control panel and annunciator; heat, smoke and flow detectors; bells and horns; emergency voice communication		
			Total proposed number of visits:	

<b>RISK AREA 6 – Interior Finish</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
6	Interior Finish, Common Areas	Documentation Review	Field Review	Proposed number of visits
6.1	Corridors and stairwells		Condition of flooring and walls, lighting fixtures and ceilings	
6.2	Party/common rooms		Condition of flooring, walls, ceilings, lighting fixtures and cabinetry	
6.3	Sauna, whirlpool, fitness amenities. Barrier; ventilation	Function; equipment	Condition of finishes; functions; equipment	
6.4	Swimming pool	Function; equipment	Condition of finishes, function; equipment	
			Total proposed number of visits:	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

<b>A/B RISK AREA 7 – Elevators</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
7	CONVEYING SYSTEMS (ELEVATORS)	Documentation Review	Field Review	Proposed number of visits
7.1	Finishes	Condition of finishes; appropriate certification	Condition of finishes	
			Total proposed number of visits:	

<b>A/B RISK AREA 8 – Mechanical</b>				
<b>Acoustics and labeling</b> – Acoustic performance and labeling are sources of regular complaints and should receive additional attention.				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
8	MECHANICAL	Documentation Review	Field Review	Proposed number of visits
8.1	Heating; ventilation; air conditioning	All-in-ones; heat pumps; make-up air units; distribution piping; ductwork; insulation; acoustic isolation; exhaust systems; suite distribution; controls. Acoustics; labeling.	Labeling	
8.2	Plumbing – supply	Water service; metering; booster pumps; distribution piping; expansion joints; valves; securement; insulation; boilers; storage tanks; re-circulation pumps. Acoustics; labeling.	Labeling	
8.3	Plumbing – drainage			
8.4	Waste disposal (where applicable)	Garbage chutes; chute doors; wash-down facilities; compactor; labeling.	Labeling	
8.5	Fire stopping	Materials, fire stopping, smoke seal	Materials, fire stopping, smoke seal	
8.6	Emergency power (see also 9.3)	Fuel storage design	Labelling, approvals and variances posted in the fuel storage room	
			Total proposed number of visits:	

<b>A/B RISK AREA 9 – Electrical</b>				
<b>Acoustics and labeling</b> – Acoustic performance and labeling are sources of regular complaints and should receive additional attention.				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
9	Electrical	Documentation Review	Field Review	Proposed number of visits
9.1	Distribution systems	Switchgear; transformers; labeling	Labeling	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

9.2	Lighting	Corridor; lobby; stairwells; parking garage; intensity levels; emergency power supply; labeling	Labeling	
9.3	Emergency power (see also 8.6)	Generator; fuel storage; controls; ventilation; acoustic isolation; labeling	Labeling	
9.4	Intercom and security systems	Installation; function	Function	
9.5	Fire stopping	Materials; fire stopping and smoke seals	Materials; fire stopping and smoke seal	
			Total proposed number of visits:	

<b>A/B RISK AREA 10 – Site Work &amp; Landscaping</b>				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
10	SITE WORK & LANDSCAPING	Documentation Review	Field Review	Proposed number of visits
10.1	Pavements; curbs	Materials; sub-base materials; thicknesses; compaction; drainage	Materials; sub-base materials; thicknesses; compaction; drainage	
10.2	Retaining walls	In conformance to design or manufacturer's drawings		
10.3	Landscape structures; (gazebos, decks)	Materials; foundations; construction; moisture protection; corrosion protection		
10.4	Fences	Materials; frost protection	Materials; frost protection	
10.5	Irrigation systems	In conformance to design and drawings		
10.6	Sod, trees and shrubs	Top soil	Top soil	
10.7	Site services	In conformance to design and drawings	Location, accessibility, labelling	
			Total proposed number of visits:	

<b>A/B RISK AREA 11 – Acoustics</b>				
<b>Acoustics</b> – Acoustics must be reviewed from both an installation and a performance perspective. Design consultants must work in conjunction with the acoustic consultant to ensure the components are specified and installed to achieve their intended performance. For example, the project architect may specify an assembly but the acoustic consultant would be responsible to test it for performance.				
<b>ITEM</b>	<b>RISK AREAS</b>	<b>RISK FACTORS</b>		
11	ACOUSTICS	Documentation Review	Field Review	Proposed number of visits
11.1	Sound transmission – Suite to Suite	Review design documents, sound transmission class rating of vertical and horizontal separating assemblies	Material; thickness; arrangement of components; continuity; acoustic caulking/seals. Flanking transmission path(s); separating assemblies subject to <b>field testing</b> and evaluation by a qualified acoustic consultant	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

11.2	Sound transmission – Suite to Interior common areas including elevator shafts, service areas (chutes, shafts and spaces) and amenity areas	Review design documents, sound transmission class rating of vertical and horizontal separating assemblies	Material; thickness; arrangement of components; continuity; acoustic caulking/seals. Flanking transmission path(s); separating assemblies subject to <b>field testing</b> and evaluation by a qualified acoustic consultant (except where the space or area is not amenable to recognized testing procedure)	
11.3	Sound transmission - Elevator equipment	Review design documents for elevator equipment sound/vibration transmission, acoustic isolation	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
11.4	Mechanical sound/vibration transmission	Review design documents for central (excluding private in-suite equipment) HVAC, plumbing and waste collection equipment sound/vibrations plus suite equipment impacts on the building and respective suites; acoustic isolation; pumps; garbage chutes and compaction; plumbing piping; acoustic insulation materials; acoustic louvers; conformance to OBC/ASHRAE and permit documents	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
11.5	Emergency electrical power, noise rating of transformers	Acoustic treatment/finishes of generator room building components; acoustic louvers; silencers; mufflers; acoustic isolation; labeling; sound transmission through the structure and openings to the outside; vibration isolation; conformance to OBC/ASHRAE and permit documents.	Conformance to permit documents and the acoustic report forming the basis of the Design Certificate	
			Total proposed number of visits:	

Update to Scope of Work Effective: September 1, 2020, for all new projects with a construction start date of September 1, 2020 or later. Construction is considered to have started when the excavation begins.

## Declaration

I undertake to carry out the documentation and field reviews at the time and in the manner outlined above. I will provide all documents and reports to Tarion in accordance with the terms attached to this firm's application for Bulletin 19R Qualification Status approved by Tarion under Certificate No. \_\_\_\_\_.

\_\_\_\_\_  
PRINT NAME OF FRC AUTHOURIZED TO BIND FIRM

\_\_\_\_\_  
SIGNATURE OF FRC AUTHOURIZED TO BIND FIRM

\_\_\_\_\_  
DATE

\_\_\_\_\_  
POSITION

\_\_\_\_\_  
PRINT NAME OF VENDOR/BUILDER REPRESENTATIVE

\_\_\_\_\_  
VENDOR/BUILDER'S REPRESENTATIVE SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COMPANY

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL