

## Registered Condominium Conversion Project

### Field Review Declaration

The Field Review Declaration is part of the Bulletin 19R Final Report and the Vendor/Builder must submit it to Tarion.

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

Common Element Enrolment No.: \_\_\_\_\_

Vendor/Builder Registration No.: \_\_\_\_\_

FRC Name and BQS Certificate No.: \_\_\_\_\_

Report references are from the Milestone Reports followed by the item number in the Milestone Report e.g. if the deficiency is noted in the second Milestone Report (M2) and the item number is 25 the reference would be M2/25. Draw a line through any Risk Areas that are not applicable.

ITEM	RISK AREAS	DEFICIENCY OUTSTANDING? Y/N	IF OUTSTANDING, MILESTONE REPORT REFERENCE	COST TO CORRECT	INITIAL IF CLEAR
<b>1</b>	<b>BELOW GRADE/ FOUNDATIONS</b>				
1.1	Foundation bearing				
1.2	Substructure				
1.3	Drainage systems				
1.4	Damp proofing or waterproofing				
1.5	Insulation				
1.6	Elevator sump pits				
<b>2</b>	<b>STRUCTURE</b>				
2.1	Slabs; decks; beams; columns; walls				
2.2	Expansion joints				
2.3	Slab protection systems				
2.4	Balcony protection systems				
2.4.1	Balcony guards (also Table at end)				
2.5	Wood/steel framing				
<b>3</b>	<b>EXTERIOR CLOSURE</b>				
3.1	Back-up wall; substrate				
3.2	Masonry veneer				

3.2.1	Precast concrete				
3.2.2	Cast-in-place concrete				
3.2.3	Siding (non-decorative)				
3.2.4	Exterior Insulated Finish System (EIFS)				
3.2.5	Insulated Concrete Forms (ICF)				
3.2.6	Window wall				
3.2.7	Load bearing masonry				
3.2.8	Curtain wall				
3.2.9	Other cladding systems				
3.3	Concealed protections				
3.3.1	External sealants				
3.3.2	Soffits				
3.3.3	Architectural coatings; finishes; paint				
3.4	Windows, glazing and exterior doors				
3.5	Thermal insulation				
3.6	Air barrier; vapour retarder				
<b>4</b>	<b>ROOFING</b>				
4.1	Membrane; shingles or sloped metal				
4.2	Insulation; ballast				
4.3	Vapour retarder; air barrier; ventilation				
4.4	Drainage				
4.5	Snow and ice control				
4.6	Safety tie-back anchors for building maintenance				
4.7	Green Roof intensive/extensive				
<b>5</b>	<b>FIRE SAFETY SYSTEMS</b>				
5.1	Containment				
5.2	Egress				
5.3	Suppression				
5.4	Detection and alarm				
<b>6</b>	<b>INTERIOR FINISHES, COMMON AREAS</b>				
6.1	Corridors and stairwells				
6.2	Party/common rooms				
6.3	Sauna/whirlpool/fitness				

6.4	Swimming pool				
<b>7</b>	<b>CONVEYING SYSTEMS (ELEVATORS)</b>				
7.1	Finishes				
<b>8</b>	<b>MECHANICAL</b>				
8.1	Heating; ventilation; air conditioning				
8.2	Plumbing supply				
8.3	Plumbing drainage				
8.4	Waste disposal				
8.5	Fire stopping				
8.6	Emergency power				
<b>9</b>	<b>ELECTRICAL</b>				
9.1	Distribution systems				
9.2	Lighting				
9.3	Emergency power				
9.4	Intercom and security systems				
9.5	Fire stopping				
<b>10</b>	<b>SITE WORK</b>				
10.1	Pavements; curbs				
10.2	Retaining walls				
10.3	Landscape structures (gazebos, decks)				
10.4	Fences				
10.5	Irrigation systems				
10.6	Sod, trees and shrubs				
10.7	Site services (if applicable)				
<b>11</b>	<b>ACOUSTICS</b>				
11.1	Sound transmission – Suite to Suite				
11.2	Sound transmission – Suite to Interior common areas				
11.3	Sound transmission – Elevator equipment				
11.4	Mechanical sound/vibration transmission				
11.5	Emergency electrical power, noise rating of transformers				

12	PRE-EXISTING ELEMENTS (Add as necessary)				
12.1					
12.2					
12.3					
12.4					
12.5					
12.6					
12.7					
12.8					
12.9					
12.10					
<b>TOTAL ESTIMATED CORRECTION/COMPLETION COSTS</b>				\$	

**Exterior Guard Systems containing Glass (effective April 17, 2014)**

Where Vendor/Builders install exterior guard systems containing glass the FRC must complete the following table for each guard type (note that this does not apply to glass guards located inside dwelling units).

Guard Characteristics		
Installation	Glass Panel Type	Support
Glass located more than 150mm inward from the edge of a floor	<input type="checkbox"/> Tempered not more than 6mm thick <input type="checkbox"/> Tempered, Heat Soaked <input type="checkbox"/> Laminated	<input type="checkbox"/> All edges supported <input type="checkbox"/> Top and bottom edges supported <input type="checkbox"/> Top and side edges supported <input type="checkbox"/> Side and bottom edges supported <input type="checkbox"/> Side edges supported <input type="checkbox"/> Designed so that laminated glass is retained in frames in the event of breakage
Glass located more than 50mm and less than 150mm inward from the edge of a floor	<input type="checkbox"/> Tempered, Heat Soaked <input type="checkbox"/> Heat Strengthened, Laminated	
Glass located beyond the edge of a floor or within 50mm of the edge	<input type="checkbox"/> Heat Strengthened, Laminated	

Manufacturer/Installer Information	
Guard Manufacturer's Name:	
Manufacturer Certification:	<input type="checkbox"/> Glass panel <u>manufacturer</u> certified in accordance with (specify standard and certification number):  <input type="checkbox"/> Glass panel <u>treatment</u> certified in accordance with (specify standard and certification number):
P.Eng. Name: (shop drawings)	
Shop Drawings:	<input type="checkbox"/> Stamped Drawings (P.Eng. stamp and signature) <input type="checkbox"/> All design loads considered (reference/specify):  <input type="checkbox"/> Design wind loads considered (reference/specify):  <input type="checkbox"/> Design live loads considered (reference/specify):  <input type="checkbox"/> Material Standards (reference for glass and railing material):
Installer's Name:	

**Field Review Consultant – Comments**

Please note any information/characteristics not addressed above.

**DECLARATION**

I, \_\_\_\_\_, the undersigned, being authorized in the Province of Ontario to provide professional services by virtue of a Certificate of Authorization (as issued by the Professional Engineers of Ontario) or a Certificate of Practice (as issued by the Ontario Association of Architects) hereby declare I have read and understand the requirements of Builder Bulletin 19R and, with reference to the identified risk areas contained in the approved Scope of Work proposal for this project, that I have performed documentation and field reviews as required by Builder Bulletin 19R and the Scope of Work Proposal dated \_\_\_\_\_.

I declare that I have sent the required reports to both the Vendor/Builder and Tarion Warranty Corporation. To the best of my knowledge the condominium project has been constructed in a workmanlike manner, in general conformity with all design and construction documents for this project, and the relevant sections of the Ontario Building Code and good construction practice.

I declare that I shall conduct a follow up review to determine any/all outstanding issues identified in the Final Report have been completed and accepted by the applicable consultant.

I am in a position to bind this firm.

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

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

\_\_\_\_\_  
POSITION

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL