

DMD Brampton Inc.

Marycroft Homes – Mayfield Village - Phase 1 - Brampton

Schedule "A"

Roofing

Comply with local and provincial laws and regulations, the provisions of The National Housing Act, the latest version (January 1, 2014) of the Ontario Building Code, the Occupational Health and Safety Act and all other applicable legislation in carrying out the work described below. **Should any conflict exist between any aspect of this scope, applicable working drawings, or OBC, THEN, the most onerous of the conflicting standards shall automatically form a part of this agreement at no extra cost.**

To supply all labour, material, equipment, lift equipment, safety harnesses and supervision necessary to carry out roofing work as follows:

- 1a. Supply and install **30 year, articulated, Landmark Series by Certainteed**, self-sealing asphalt shingles as per plan.
- 1b. Supply and install metal roofing per details and colours specified by control architect (*per applicable plan*).
2. All product and colours are to be as specified by Builder or his designated control architect. Material specifications to be used in the project are summarized in Schedule "E" – "Exterior Colour Schemes".
3. A starter strip shall be installed along the lower edge of the roof so that it extends approximately 1/2" beyond the eaves and rakes of the roof. Starter strip to be fastened along the bottom edge with nails spaced not more than 12" o/c. The starter strip shall be shingles of the same weight and quality as those used over the balance of the roof.
4. Eave protection shall extend from the edge of the roof to a point not less than 36" up the roof slope to align not less than 12" inside the exterior side of exterior wall framing. Eave protection shall not be less than Type "M" or Type "S" 50 lb asphalt saturated paper and shall be laid with not less than 4" head and end laps cemented together with lap cement. All details within this clause if applicable per code.
5. Coverage of shingles over the entire roof shall not be less than 2 times the thickness of the shingle.
6. Shingles to be fastened with at least 4 nails per shingle. Nails shall be corrosion resistant. Stapling is not permitted.
7. Where shingle roofs meet with vertical walls, supply and install aluminum valley flashing, step flashing and counter flashing as required. Colour to complement shingle colour per Schedule "E". Minimum weight of flashing to be 28 gauge (.048 mm thick). A moist stop must be returned up the wall a minimum of 6" above and behind the counter flashings.
8. Where sloping surfaces of shingled roofs intersect to form a valley, the valley shall be flashed with aluminum flashing. Colour to complement shingle colour per Schedule "E". Minimum weight of flashing to be 28 gauge (.048 mm thick). Valley flashing shall not be less than 24" in width. #15 felt paper shall be installed at the underside of all valley flashings.
9. Shingles on hip or ridge shall be applied so that they extend not less than 4" on either side of the hip or ridge and shall be lapped not more than 6" apart.
- 10a. Roof ventilators and exhaust ventilators to be supplied, installed, flashed and caulked as per applicable building code ventilation requirements. If opted for by this trade, this trade may specify on a model by model basis the number of ventilators required by code for communication to the appropriate rough-in trades so as to avoid excessive vents.
- 10b. With specific regard to exhaust ventilators, the variety used should be designed to prevent rain / snow from being blown inside exhaust ducting. Provide sample to Superintendent prior to installation. PARTICULARLY IMPORTANT FOR BUNGALOWS WHICH EXHAUST MOSTLY TO ROOF.
11. Warranty included as per TARION production guidelines in relation to individual unit closing dates. (*This, in addition to manufacturer's warranty on shingles themselves*).
12. Trade responsible to maintain, update, equip themselves and work in accordance with a current health and safety policy highlighting fall arrest / fall restraint policies and systems. See Schedule "S" to contract for additional safety requirements.
13. Trade is advised that in the interest of a better performing roof, the Builder will be using 7/16" OSB roof sheathing in lieu of 3/8" spruce plywood.
- 14a. ***NEW** – Some plans include flat roofs as either decor, fire escapes, or as porches. Details as per architectural drawings. Framing by others. 2 ply, torch down rubber roofing membrane and all related sealing and pre-painted flashings (brown or black) by this trade. Most of these features will drain straight off roof into eavestroughs, however, where curbs are shown on drawings that will impede drainage, then this trade shall install a minimum of two scuppers per OBC. Capping of curbs with 30 gauge (or better) pre-painted metal cap also included.
- 14b. **For 20' Live/Work Towns, observe that distinct architectural details have been created.**
 - i) **Observe that all units will be separated by 2 hour block firewalls and each will then require capping with black metal cap.**
 - ii) **All parapets to be capped with black metal cap.**
 - iii) **Roof trusses are low slope and require 2 ply torch down membrane (no shingles) per cross sections of working drawings.**
 - iv) **Included for roof is IKO 1/8 Protecto Board Underlayment.**
 - v) **Also included are 30 gauge metal coping flashings and drip edge flashings where required on roof and at all patio overhangs on the main floor and second floor. Black metal finishing and flashing of canopies above 3 third storey windows included (per applicable plan).**
 - vi) **Included are flat roof ventilation systems where required.**
 - vii) **Note that these roofs will be built with 5/8" tongue and groove sheathing.**
15. Contract prices in effect from March 1 2014 to completion of Phase 1. HST is the only extra.

Items Supplied by others but installed by this trade

1. Flashing around stack pipes through roof supplied by Plumber.
2. Flashing around Class A or B flue through roof supplied by Heat Contractor.
3. Flashing around fireplace flue through roof (per applicable plan) supplied by Fireplace Contractor.