

40 HOMEWOOD

Renovation terms and conditions

1. When planning in-suite renovations involving plumbing, electrical wiring, suite flooring, or re-positioning/cutting through walls, the owner shall provide details and/or drawings of the proposed project to the management office and obtain written approval of the Corporation by completing the *Suite Renovation Agreement* form prior to starting any work.
 - a) Prior to installing wood, tile, marble or other hard flooring, the owner shall install sound-deadening material under the new flooring to the satisfaction of the Corporation. Minimal floor sound deadening material must be a rating of ICC:71 STC: 73. Specification sheet of proposed material is to be provided to management prior to installation.
 - b) If the proposed renovation involves the removal of any walls, the wall in question must be inspected by management prior to removal.
 - c) If the proposed renovation involves the replacement of exterior doors or windows, a specification of the proposed installation must be provided to management prior to installation in order to ensure conformity.
 - d) A section 98 application of the Condominium Act may be required. Any required building permits are the responsibility of the owner.
2. Contractors and trades personnel who enter the building to perform any renovation work in or about any unit or “exclusive use” common element (e.g. balconies) must be either employed directly by the Corporation or employed by an owner.
3. The owner agrees to indemnify the Corporation with respect to any expenses, damages or costs incurred by the Corporation as a result of the work performed by the owner or contractor or service personnel, including any damage to the common elements or to common building services arising during or following completion of the renovation work. The Corporation may collect any such expenses, damages and costs from the suite owner in the same manner as common expense assessments.
4. The owner and/or contractor shall remove all renovation refuse from the property, including plaster, carpet remnants, large containers, mattresses, appliances, etc. The owner is responsible for ensuring that this is done. No discarded renovation materials shall be placed in the Corporation’s garbage bins.
5. Renovation-related activities are subject to 40 Homewood *Rules* and to all applicable laws and municipal by-laws.
6. Noise-producing activities in suites and lockers, such as hammering and/or operating power tools, are permitted only subject to applicable laws and municipal by-laws, and only between the following hours:
 - Mondays through Saturdays: 8:00 a.m. – 6 p.m.
 - Sundays and Holidays: Prohibited
7. The owner shall book the service elevator with as much advance notice as possible, and arrange with the management office for protective padding when planning to transport large quantities of renovation tools, equipment and materials to and from the suite. The service elevator shall be assigned on a first-come-first-served basis.

8. Delivery or removal of renovation tools, equipment, materials, and/or refuse must be made through the building's rear entrance, and is permitted only between the following hours:

Mondays through Fridays: 9:00 a.m. – 4 p.m. and 6 p.m. – 7 p.m.

Saturdays: 9:00 a.m. – 7:00 p.m.

Sundays and Holidays: Prohibited.

9. Prior to putting the elevator “on service” and taking it “off service”, an inspection shall be made by the management office or its agents of the elevator and other relevant common elements. Any existing/resulting damage will be noted on the *Elevator Reservation Agreement*.
10. On completion of the delivery/removal of renovation tools, materials, and/or refuse, the owner shall notify the management office, or security if it is after 5 p.m. or during week-ends, so that the relevant common elements can be inspected for damage and the elevator taken “off service”.
11. The elevator shall not remain “on service” for more than one hour at a time, except for household moves. As soon as the renovation tools and materials have been brought into the suite, the owner or contractor notifies the management office or security to inspect the relevant common element areas and to take the elevator “off service”.
12. The owner or contractor shall obtain and use wheeled (rubber or other protective) bins to transport renovation materials to the suite. Such materials shall remain inside the suite until they are removed from the building and property.
13. The board of directors or its agent shall be permitted to inspect the work during the renovation and after completion. The board of directors or its agent shall reserve the right to order work to cease in the event that:
 - a. Unauthorized work is undertaken
 - b. Work is carried out outside of the authorized hours.