

BUILDER BULLETIN #2014-02

IMPORTANT NOTICE TO BUILDERS

HOLIDAY HOURS The City of Brampton offices will be closed from noon on Wednesday, December 24, 2014 to Thursday, January 1, 2015, inclusive. Regular business hours resume on Friday, January 2, 2015.

COLD WEATHER CONSTRUCTION The regulations of the Ontario Building Code governing cold weather construction are attached. Please ensure this information is forwarded to your site offices and complied.

THE ADMINISTRATIVE FEE – an explanation

Builders are reminded that the City of Brampton Building By-Law includes a provision for an administrative fee to be charged where construction has commenced without a permit in contravention of S.8.(1) of the Building Code Act and an order to comply has been issued. The administrative fee is paid at the time of permit issuance and is in addition to the regular permit fee. Building permit fees support the plans review and mandatory inspection processes for those who have obtained permits as required by law. The administrative fee covers the additional administrative costs related to the issuance of an order and follow up. It is noted that the legality of such a fee has been upheld by the Courts.

IMPORTANT NOTICE

COLD WEATHER CONSTRUCTION REQUIREMENTS

In accordance with the Ontario Building Code, the following must be adhered to during cold weather construction:

- Div. B Article 7.3.5.4. Where piping may be exposed to freezing conditions, it shall be protected from the effects of freezing.

- Div. B Article 9.3.1.9. (1) When the air temperature is below 5°C (41°F), concrete shall be,
 - (a) kept at a temperature of not less than 10°C (50°F) or more than 25°C (77°F) while being mixed and placed, and
 - (b) maintained at a temperature of not less than 10°C (50°F) for 72 hours after placing.(2) No frozen material or ice shall be used in concrete described in Sentence (1).

- Div. B Article 9.8.10.3. Suitable precautions shall be taken during backfilling and grading operations to ensure that subsequent freezing of the soil will not cause uplift forces on the underside of cantilevered concrete steps or the walls to which they are attached will be damaged.

- Div. B Article 9.10.20.5. Equipment forming part of a fire protection system that may be adversely affected by freezing temperatures and that is located in an unheated area shall be protected from freezing.

- Div. B Article 9.12.1.3. The bottom of excavations shall be kept from freezing throughout the entire construction period.

- Div. B Article 9.20.14.1. (1) Mortar and masonry shall be maintained at a temperature not below 5°C (41°F) during installation and not for less than 48 hours after installation.
 - (2) No frozen material shall be used in the mortar mix.

- Div. B Article 9.20.14.2. The top surface of uncompleted masonry exposed to the weather shall be completely covered with a waterproofing material when construction is not in progress.

- Div. B Article 9.28.6.1. (1) The base for stucco shall be maintained above freezing.
 - (2) Stucco shall be maintained at a temperature of not less than 10°C (50°F) during application and for not less than 48 hours afterwards.

- Div. B Article 9.29.5.10. In cold weather, heat shall be provided to maintain a temperature of not below 10°C (50°F) for 48 hours prior to taping and finishing and maintained for not less than 48 hours after that.