

18 Multi-Unit

18.1 Elevator causes noise/vibration or air movement.

Acceptable Performance Condition:

In multi-family buildings when the elevator is in use, noise/vibrations/air movement is not uncommon.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Notes:

18.2 Overhead garage door causes noise/vibration.

Acceptable Performance Condition:

In multi-family buildings, noise/vibration when the overhead garage door is in use is not uncommon.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Notes:

18.3 Plumbing noise/vibrations are coming from water piping, stand pipes, drain lines, recirculating lines, hot tubs, and toilets, etc.

Acceptable Performance Condition:

With multi-family buildings, noise/vibrations from plumbing, is not uncommon.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

See Also:

15.7 Supply and drain pipes are noisy.

Notes:

18.4 Air infiltration is occurring around the unit entrance door from the interior corridor in a multi-family building.

Acceptable Performance Condition:

The entrance doors to units in a multi-family building that are within a heated corridor do not require a barrier against air infiltration.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Notes:

18.5 Clothes dryer ducting is leaking moisture.

Acceptable Performance Condition:

The dryer ducting system in a multi-family building must be sized and installed in accordance with the Building Code to properly exhaust.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Clothes dryer ducting not meeting the acceptable performance condition shall be rectified.

Remarks:

Moisture can occur in dryer ducting as a result of improper maintenance. Regular maintenance includes cleaning lint traps and exhaust grills.

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Notes:

18.6 Finished concrete ceilings in high rises are cracked.

Acceptable Performance Condition:

Cracks resulting from normal shrinkage are acceptable; cracks in excess of 3 mm (1/8") in width are not acceptable.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Cracks not meeting the acceptable performance condition shall be rectified.

Where repairs are necessary, colour and/or texture may not match the surrounding finish.

Remarks:

Concrete ceilings naturally crack during curing due to shrinkage.

Actual crack widths shall be determined using a suitable measuring device inserted inside the crack.

Notes:

18.7 Sound is being transmitted through common floor/wall assemblies in multi-family buildings.

Acceptable Performance Condition:

Typical wall/floor assemblies must be constructed to meet minimum standards established by the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Wall/floor assemblies not conforming to the acceptable performance condition shall be rectified.

Remarks:

For sound transmission complaints to be considered a defect it must be demonstrated that a wall/floor assembly was not constructed in a manner that meets the minimum *Alberta Building Code* requirements. That sound can be heard through adjacent wall/floor assemblies is, in itself, not evidence that a defect exists.

The *Alberta Building Code* has established the minimum measurable airborne sound transmission standards that must be met. These minimum performance standards are known as Sound Transmission Class Ratings (STC). The wall/floor assemblies listed in the *Alberta Building Code* have been laboratory tested to produce their typical STC Ratings.

There is no provision in the *Alberta Building Code* for exterior noise such as traffic noise. There is also no provision for noise generated by impact such as footsteps, doors slamming or toilet seats banging. Vibration from items such as washing machines, plumbing and closing doors etc. can sometimes cause impact noise. The perception of noise varies with the finishes, draperies, furnishings and background noise in the room in which the listener resides.

Notes:

18.8 Interior concrete block foundation wall is cracked.

Acceptable Performance Condition:

Minor cracks resulting from normal shrinkage are acceptable. Cracks in excess of 1/8 inch (3 mm) in width are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Concrete block walls exceeding the acceptable performance condition shall be rectified.

Remarks:

Concrete block walls naturally crack during curing due to shrinkage. If water penetration is not an issue, a cosmetic repair for cracks exceeding the performance condition is acceptable. Where lateral or vertical movement is evident, further investigation may be required. The colour and texture of a rectified area may not match the surrounding concrete.

Notes:
