

4 Carpentry / Framing

4.1 Floor framing has been damaged by weather during construction.

Acceptable Performance Condition:

Joists and subfloor must provide a suitable base for further framing and for finished flooring.

Warranty Coverage:

1 year for defects in materials and labour.

10 years for structural defects.

Claim Response:

Joists and subfloors not meeting the acceptable performance condition shall be rectified.

Remarks:

Discolouration alone does not necessarily indicate a covered condition.

Notes:

4.2 Finished floor above grade is not level.

Acceptable Performance Condition:

Within a room, floors shall appear level when viewed from a normal viewing position. Where a floor is sloped, a maximum ratio of 1 inch in 10 feet (25 mm in 3 meters) applies, measured between opposite walls or defined limits of the room area.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Floors in rooms sloped greater than the acceptable performance conditions shall be rectified.

Remarks:

Consideration shall be given to the type of flooring installed.

Notes:

4.3 Finished floor above grade is uneven.

Acceptable Performance Condition:

Within a room, floors shall be within ¼ inch (6 mm) in any 32 inches (0.8 meters) measured perpendicular to the floor joists along the floor.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Floors in rooms that deviate greater than the acceptable performance conditions shall be rectified.

Remarks:

Consideration shall be given to the type of flooring installed.

Notes:

4.4 Floor squeaks.

Acceptable Performance Condition:

Floors shall be free from squeaks that are repetitive and readily audible under normal loading conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Loose connections causing floor squeaks not meeting the acceptable performance condition shall be rectified.

Remarks:

Minor movement that causes a noise is inherent in certain floor coverings; this is not a defect.

The homeowner should maintain indoor humidity levels to prevent excessive drying of materials. Extended low-humidity indoor environments can cause excessive shrinkage in the wood resulting in loose floor connections.

See Also:

5.15 Stair assembly is squeaking.

Notes:

4.5 Floor exhibits springiness or bounce.

Acceptable Performance Condition:

These conditions are acceptable providing all structural members including beams and joists are sized, installed and fastened to perform in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Floors not meeting the acceptable performance condition shall be rectified.

Remarks:

Movement is inherent to all spans and is not considered a defect when in compliance with the *Alberta Building Code*. Long-span floor systems will normally deflect (move) more than short-spanned joists under design loads.

Notes:

4.6 Sub-floor is loose.

Acceptable Performance Condition:

Sub-floors shall not become loose and no movement shall be felt underfoot under normal loading conditions. Sub-floors shall be fastened in accordance with the *Alberta Building Code*

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Where the sub-floor is confirmed loose, repairs shall be made.

Notes:

4.7 Wall is bowed.

Acceptable Performance Condition:

On the interior of a home, the variation shall not be more than +/- 3/4 inch (20 mm) from the specified plane of the length of the wall.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Walls not meeting the acceptable performance condition shall be rectified.

Remarks:

It is reasonable to expect walls to have variances in their finished surface.

Varying light conditions can exaggerate these variations.

Notes:

4.8 Wall is not plumb.

Acceptable Performance Condition:

Walls shall not be out of plumb more than 1 inch (25 mm) in 8 feet (2.4 meters).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Walls not meeting the acceptable performance shall be rectified.

Remarks:

It is reasonable to expect minor variation from plumb in conventional, residential construction.

Notes:

4.9 Exterior wall is leaking.

Acceptable Performance Condition:

The building envelope shall be constructed to local design conditions to prevent water entry as detailed in the *Alberta Building Code*.

Warranty Coverage:

5 years for defects in the building envelope.

Claim Response:

Exterior walls not meeting the acceptable performance condition shall be rectified.

Remarks:

Improper pressure washing or cleaning of exterior finishes may allow water to enter the building envelope and should be avoided.

Installations shall be tested using normal weather conditions, or an appropriate water test, and not by direct or upward spray using a high pressure water source.

Notes:

4.10 Window unit leaks during rainfall.

Acceptable Performance Condition:

Windows shall not allow water penetration under normal weather conditions when properly closed.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Defective windows that leak shall be rectified.

Remarks:

The homeowner is responsible for making certain that windows are properly closed, that weather-stripping and caulking is maintained, and that drain ports are not obstructed. Damage caused by improper maintenance or improper window closure is excluded from the warranty.

Often, rainwater intrusion is an issue pertaining to detailing around the window and not the window unit itself.

Installations shall be tested using normal weather conditions or an appropriate water test and not by direct or upward spray using a high pressure water source.

Fixed frame (non-opening) windows are more resistant to leakage than sliding windows or casement windows that have a hinged side.

Notes:

4.11 Window perimeter detailing is causing water intrusion into interior living space.

Acceptable Performance Condition:

The rough window opening shall be properly prepared and the window installed as described in the *Alberta Building Code* to resist the entry of water under normal weather conditions.

Warranty Coverage:

5 years for defects in the building envelope.

Claim Response:

Window installations not meeting the acceptable performance condition shall be rectified.

Remarks:

Installations shall be tested using normal weather conditions or an appropriate water test and not by direct or upward spray using a high pressure water source.

Notes:

4.12 Wood beam or post is split.

Acceptable Performance Condition:

Wood beams and posts that have splits and checks due to normal drying are acceptable.

Load bearing wood beams or posts that are excessively split are not acceptable if the condition causes a structural defect.

Warranty Coverage:

10 years for structural defects.

Claim Response:

Wood beams not meeting the acceptable performance condition shall be rectified.

Remarks:

Some characteristics of drying wood, such as splitting and checking, are beyond the control of the builder and cannot be prevented. Splitting and checking are primarily aesthetic concerns rather than structural issues. If the load bearing capacity is compromised, further investigation may be required.

Notes:

4.13 Open end of beam is twisted.

Acceptable Performance Condition:

Twisting of visible open-end beams in excess of 5% of the beam depth is considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Open-end beams twisted more than the acceptable performance condition shall be rectified.

Remarks:

An open-end wood beam is one that terminates without connecting to another framing member or, one that terminates in open air. Minor twisting is an aesthetic matter rather than a structural issue.

Notes:

4.14 Wood post is twisted or bowed.

Acceptable Performance Condition:

Load-bearing posts that are twisted or bowed are not acceptable if the condition results in structural failure or structural damage that materially and adversely affect the use of the new home for residential purposes.

Warranty Coverage:

10 years for structural defects.

Claim Response:

Posts not meeting the acceptable performance condition shall be rectified.

Remarks:

A characteristic of drying wood such as twisting or bowing is considered normal and cannot be prevented. Such conditions are primarily aesthetic rather than a structural problem.

Where repairs are made, an exact match of colour, finish, grain or texture may not be possible.

Notes:

4.15 Adjustable steel column is not plumb.

Acceptable Performance Condition:

Adjustable steel columns supporting interior or exterior framing shall not be out of plumb by more than 3/4 of an inch (19 mm) over the length of the column.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Adjustable columns not meeting the acceptable performance condition shall be rectified.

Notes:

4.16 Thermal bowing creates gaps or cracks at finishes against an outside wall on a seasonal basis.

Acceptable Performance Condition:

This is not a defect in workmanship or materials. It is due to normal seasonal movement of wall studs as they shrink and expand with changes in moisture and temperature between the inside and outside faces.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

Wall bowing is a result of temperature and moisture differences between the inside and outside edges of exterior wall studs on a seasonal basis. This in turn may cause the wall to bow slightly over its length in the winter and return in the summer. This is a normal occurrence and may only become noticeable when the wall has straight material against it such as a stair, a cabinet, a countertop or a bathroom vanity. As the wall bows, it may also cause separation of caulking or drywall at the joint between the materials. Cracking of caulking or drywall can also occur as a result of normal shrinkage of wood as it naturally dries and this may re-occur on a seasonal basis.

Notes:
