

Contemplated Change Notice #5

To: Peterborough Housing Corporation (PHC)
526 McDonnell Street, Office Suite
Peterborough, Ontario K9H 0A6

Project: McRae Building, Phase 1
553 Bonaccord Street,
Peterborough, Ontario

Project No: #16033

Attn: Barry Whitnell, Construction Manager

Date: January 30, 2019

Please do not proceed with the following changes to the Contract Documents. These changes are proposed to modify the original contract documents and are expected to affect the Contract Price and/or the Contract Schedule. A price is to be provided for each of the items identified below and a breakdown of the costs provided to the Owner in order to evaluate the validity of the claim. If the prices are considered reasonable and approved by the Owner, a Change Order will be issued to the Construction Manager. Please do not proceed with any changes to the contract as identified herein unless properly authorized by a signed Change Order. All materials and workmanship are to be as described in the Contract Documents unless otherwise stated.

DESCRIPTION:

1. Existing Stairwell Walls:

A building of this size, being 2,768 m² in building area, even considering that this building area is only measured to the “Firewall”, would have required the two storey McRae Building, Phase 1 to be “non combustible” when assessed as an “assembly Group A Division 2 building”. This assessment as an assembly building is due to the Day Care Centre in this portion of the building/development.

Newer sections in the 2012 Building Code now permit combustible buildings, for residential and office commercial development (OBC 3.2.2.43A and 3.2.2.50A), to be constructed up to 6 storeys in building height. We used these two sections in the code, to allow us to construct the two storey building in combustible materials and treat the “assembly use” (the Day Care Centre)



as per all other areas of the building, provided the Day Care Centre is located below the third storey, which it is, and that the fire separation of exits (stairwells) be of non combustibile construction (such as concrete block), having a fire resistance rating of 1½ hours. There is still a requirement for a 2 hours FRR surrounding the Day Care Centre, which is being provided; but now the building can be wood framed where appropriate.

All of the existing Stairwells are constructed in concrete block. There are openings and holes through the existing concrete block walls of the stairwells and sections of the stairwells that do not reach the underside of the roof deck. Patching of these holes and the completion of the walls to the underside of the roof deck in drywall, laminated to the block is not acceptable. The holes, openings, and extension of the walls must be completed in concrete block or masonry maintaining the existing 1½ hours fire resistance rating and maintaining the use of non combustibile materials consistent and compliant with code. It is noted that the new stairwell is also block masonry and must also comply with the above, forming a continuous fire separation surrounding the stairwells.

Please make these changes as required above.

Extra \$ _____
Exclusive of HST

Credit (\$ _____)

Owner Date

Contractor Date

PREPARED BY THE CONSULTANT: Gregg Gordon Architect

Signed: _____ Title: Contract Administrator Date: January 30, 2019
Gregg Gordon