

## 2. FLOOR FRAMING

### 2.1 Wood beam or post is split

#### Acceptable Performance/Condition

Some characteristics of drying wood, such as splitting and checking, are normal occurring and do not affect the structural performance of wood.

Load-bearing wood beams or posts up to 150 mm (6") by 150 mm (6") in size that have splits or checks that are in excess of 12 mm (1/2") for posts are not acceptable.

For larger dimensioned posts or beams, cracks may exceed 12 mm (1/2") and are not covered unless a structural defect is evident.

Where the wood beam or post is intended to be decorative, splits or checks resulting from normal shrinkage are acceptable.

#### Warranty Coverage

12 months

15 months common property

10 years for structural failure

#### Claim Response

Beams or posts not meeting the Acceptable Performance/Condition are to be repaired.

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

### 2.2 Wood beam or post is twisted or bowed

#### Acceptable Performance/Condition

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

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

#### Warranty Coverage

10 years for structural failure

#### Claim Response

Beams and posts not meeting the Acceptable Performance/Condition are to be repaired or replaced.

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

### 2.3 Column out of plumb

#### Acceptable Performance/Condition

Columns shall not be out of plumb more than 25 mm (1") in 2,400 mm (8') unless designed to be so.

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Columns out of plumb more than the Acceptable Performance/Condition are to be repaired.

### 2.4 Floor framing damaged by weather

#### Acceptable Performance/Condition

Joists and subfloor shall be sound and free from defects caused by weathering during construction and must provide a suitable base for further framing and for finished flooring.

Discolouration alone does not necessarily indicate a covered condition.

#### Warranty Coverage

12 months

15 months common property

10 years for structural failure

#### Claim Response

Joists and subfloors not meeting the Acceptable Performance/Condition must be rectified.

### 2.5 Subfloor is loose

#### Acceptable Performance/Condition

Subfloors shall be fastened in accordance with the Building Code.

Subfloors shall not become loose under normal loading conditions.

Minor conditions caused by normal shrinkage of materials after construction are excluded.

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Subfloor not conforming to the Acceptable Performance/Condition shall be repaired.

### 2.6 Floor squeaks

#### Acceptable Performance/Condition

Floors should be free from excessive squeaks caused by movement in the floor system under normal loading conditions.

A completely squeak-free floor may not be attainable and minor squeaks are excluded.

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

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Excessive floor squeaks that do not comply with the Accepted Performance/Condition are to be repaired.

### 2.7 Wood-framed floor above grade is out of level

#### Acceptable Performance/Condition

Interior floors shall appear level when viewed from a normal viewing position.

Where a framed floor appears out of level, a maximum tolerance ratio of 25 mm (1") in 3,000 mm (10') applies, when measured between the opposite walls or defined limits of the room or area.

Where a floor is framed with an engineered floor system, minor slope variations caused by any designed camber in the long-spanned joists supporting the floor are excluded.

Minor slope variance caused by normal shrinkage of materials, settlement or initial construction is excluded.

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Floors in rooms sloped greater than the Acceptable Performance/Condition are to be repaired.

### 2.8 Floors are spring or shake

#### Acceptable Performance/Condition

All structural members including beams and joists must be sized, installed and fastened in accordance with the Building Code.

Even when all structural members are sized, installed and fastened in accordance with the Building Code, some minor movement may occur and is considered as normal.

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Floors not meeting the Acceptable Performance/Condition are to be repaired.