

## 15. MULTI-UNIT

### 15.1 Elevator 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

None

#### Claim Response

None

## 15.2 Overhead garage door noise/vibration

### Acceptable Performance/Condition

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

### Warranty Coverage

None

### Claim Response

None

### **15.3 Plumbing noise/vibrations from water piping, stand pipes, drain lines, recirculating lines, jacuzzi tubs, and toilets etc.**

#### **Acceptable Performance/Condition**

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

#### **Warranty Coverage**

None

#### **Claim Response**

None

### 15.4 Plumbing leaks from water piping

#### Acceptable Performance/Condition

Under normal usage plumbing should not leak.

At times condensation does form on plumbing lines/fixtures. Condensation is not a defect.

#### Warranty Coverage

24 months

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.

Damage to personal property is excluded.

#### Claim Response

Plumbing not meeting the Acceptable Performance/Condition is to be repaired.

Where repairs are required to finishes, colour, finish or texture may not have an exact match.

### **15.5 Air infiltration 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**

None

#### **Claim Response**

None

### 15.6 Clothes dryer ducting leaking

#### 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

12 months

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.

#### Claim Response

Duct sizing not meeting the Acceptable Performance/Condition shall be repaired.

### 15.7 Cracks in finished concrete ceilings in high rises

#### Acceptable Performance/Condition

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

Concrete ceilings naturally crack during curing due to shrinkage.

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

#### Warranty Coverage

12 months

15 months common property

#### Claim Response

Cracks not meeting the Acceptable Performance/Condition shall be repaired.

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

## 15.8 Sound transmission in multi-family buildings

### Acceptable Performance/Condition

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

For sound transmission complaints to be considered a warrantable defect it must be demonstrated that a wall/floor assembly was not constructed in a manner that meets the minimum Building Code requirements.

The fact that sound can be heard through adjacent wall/floor assemblies, in itself, is not evidence that a defect exists.

The Building Code currently has no requirements for the control of impact noise transmission. Vibration from items such as washing machines, plumbing and closing doors etc. can sometimes cause impact noise.

The 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 Building Code have been laboratory tested to produce their typical STC Ratings.

### Warranty Coverage

12 months

15 months common property

### Claim Response

Wall/floor assemblies not conforming to the Acceptable Performance/Condition shall be repaired.