

**WINNIPEG CONDOMINIUM CORPORATION NO. 271**  
**ASHDOWN WAREHOUSE**

**RENOVATION RULES AND REGULATIONS**

Renovation approval is subject to submitting the renovation specifications and details in writing prior to commencement of the project. Renovations will be approved subject to the following:

1. Owners are asked to refer to Section 2.03 of the Registered Declaration regarding occupation and use and making any changes and alterations to their units. Written detailed specifications are required for approval prior to any work commencing. Changes will not be approved by the Board that may negatively impact other units or the common areas.
2. It is the policy of the condominium corporation that repairs and apartment renovations occur during regular working hours, Monday to Friday 9:00 a.m. to 5:00 p.m. This applies whenever it is possible construction or renovation noises may transfer from an apartment.
3. All trades and sub-trades are responsible for daily cleanup of site and disposal of waste, following the guidelines of the condominium corporation. Delivery and removal of supplies and materials may only occur Monday to Friday 9:00 a.m. to 5:00 p.m. and must be prescheduled with the Building Superintendent in order to reserve and blanket the service elevator. The corporation's onsite garbage bins may not be used for disposal of renovation materials.
4. Unit owners are responsible for damages and costs of repairs caused by their contractor and sub-trades to their unit, other units and the common areas.
5. Flooring specifications are required to ensure compliance with approved sound insulation materials. Sufficient sound insulation must be provided for all hard surface flooring and carpet to prevent noise transfer to adjacent units and the common areas.
6. In order not to adversely affect the common areas and other residences, air ducts within units may not be modified, covered or obstructed. It is also recommended that unit entry doors not be sealed to prevent air to enter from the corridors. This "make-up air" is necessary to permit air to be exhausted from the units.
7. No changes may be made to the unit entry door lock and hardware.
8. No changes or alterations may be made to the corridor side of unit entry doors. Unit entry doors may not be altered in size.
9. Mechanical, electrical and plumbing work may only be done by certified journeymen.
10. Mechanical, electrical and plumbing changes may require prior approval of professionals selected by the condominium corporation at the expense of the unit owner.
11. The electrical capacity of the unit cannot exceed the original design.
12. Booster fans in kitchens and bathrooms are not permitted.

13. To facilitate repairs and other water related issues, shut-off valves, whether for heating, air conditioning, plumbing etc., may not be made inaccessible. This includes not building cabinets or other wall units in front of existing access panels or shut-off valves. It is recommended that owners may note the locations of all shut-off valves in their units and ensure that none are made inaccessible during renovations. Any costs associated with work required when a shut-off valve is not accessible and costs associated with restoring the accessibility of valves whether done by themselves or a previous owner is the responsibility of the current owner.
14. No change may be made to the location, appearance or function of any component forming part of the fire safety equipment. This includes equipment that serves either individual units or the common areas.
15. No changes may be made to telephone, cable, and entrance intercom equipment, including wiring/conduit that may service the individual unit and other units or the common areas.
16. Access controls must be used for any work related to the building intercom system.
17. Existing range hood motors, or the installation of new range hoods must not exceed the original building design of SCFM 50. No added equipment may be attached or connected to the kitchen and bathroom exhaust systems.
18. Water filter systems with plastic components including piping/hoses may not be installed.
19. Only stainless steel braided flexes (not plastic piping) may be installed for toilets, sinks, washing machines and only metal (not plastic) nuts may be used for installation of toilets.
20. Only stainless steel braided flexes or copper pipe may be installed for dishwashing machines, refrigerator ice makers and water lines and hot water dispensers.
21. The unit owner is responsible to obtain at no cost to the condominium corporation, all permits required for the complete project.
22. Contractors are not permitted to work in common areas of the building for preparation of finishing materials or any other work. Contractors must work within the confines of the unit and must take care to clean-up after themselves when walking or carrying renovation items through the building. Any related cleaning service expenses required in common areas as a result of the actions of a unit owner's contractor may be the responsibility of the unit owner.
23. When authorized entry by a resident, trades and other related personnel may only go directly between the unit and the building entrance. Trades should also be advised that solicitation is not permitted.

This letter does not include all requirements or restrictions. It is the responsibility of the unit owner to refer to the Registered Declaration, By-laws and Rules & Regulations of the condominium corporation prior to making changes.

## **Flooring Renovations**

### **Sound Insulation Ratings:**

All flooring underlay products carry two sound insulation ratings, an STC (Sound Transmission Class for ambient noises) rating and an IIC (Impact Insulation Class for impact noises) rating.

### **Condominium Corporation Minimum Requirements:**

The current approved condominium corporation minimum requirements for STC and IIC are available from condominium corporation.

It is also recommended that any flooring underlay products selected do not contain rubber, latex or polyethylene as these may give off toxic fumes in the event of a fire.

### **Obtaining Prior Approval for Flooring Renovations:**

In accordance with the condominium corporation's Registered Declaration, prior written approval is required for most flooring renovations. A written request including specifications and locations for the proposed flooring and sound protection materials (flooring underlay) is required to be forwarded to the condominium corporation. A written response will be provided.