

INDEMNITY AGREEMENT

Apart from decorative changes an owner must have written approval from the Corporation's Board of Directors to complete renovations within their units prior to commencing any work. Renovations are subject to the following requirements:

- 1) Drawings and specifications are required for all renovation work. Any structural element, load bearing wall or any wall containing any service conduit serving any other unit or common element can not be altered. The work must not impair the structural integrity of the common elements or any operating equipment that is part of the common elements.
- 2) All renovation work must conform to all relevant municipal and other governmental by-laws, rules, regulations, or ordinances and conform to the Corporation's Declaration, By-Laws and conditions set by the Board.
- 3) Where a hard surface floor finish such as ceramic tile, hardwood, laminate, or vinyl is to be installed in a suite as a replacement for carpeting or another hard surface, an owner shall ensure that a sound attenuation barrier is installed that will achieve an acoustical soundproof standard of a minimum Impact Isolation Class rating of at least IIC71 and/or STC 67 or better. The application for the installation of flooring must include an original copy of the manufacturer's literature verifying that the isolation material used with the proposed flooring has been tested in accordance with the American Society for Testing and Materials (ASTM) standard E989 to achieve the minimum noted above. Additionally, the literature shall contain specific installation requirements for the proposed flooring installation and must be accompanied by a signed statement from the installer indicating that the installation requirements will be followed.
- 4) Should the Board of Directors or its agent(s) determine at any time following installation that noise is being transmitted to be an annoyance or disruptive to a resident(s) of another unit(s), then the owner of the unit from which the noise is transmitted shall, at his/her expense, take such steps as shall be necessary to abate the noise to the satisfaction of the Corporation's Board of Directors.
- 5) It is understood that the unit owner is responsible for including this renovation in the homeowner's insurance policy as an upgrade and betterment to the suite; this is not covered under the Corporation's insurance policy.
- 6) It is understood that the unit owner is responsible for booking the service elevator for the contractor to transport materials to the suite. Under no circumstances will the contractor be allowed to transport materials in any elevator other than the service elevator.
- 7) It is understood that the owner is responsible for ensuring that the contractor does not leave any materials in the hallway and that the contractor must remove all debris from the site the same day. The City will not remove construction debris. Garbage bins are for household garbage only. Waste is not to be thrown down the garbage chute.
- 8) All work is to be carried out between Monday and Saturday only between the hours of 9:00 a.m. and 5:00 p.m. excluding statutory holidays.
- 9) If requested, you must provide access to management staff throughout all phases of the work to inspect and to ensure that all conditions are being met.
- 10) Electrical conduits, plumbing, telephone and cable lines servicing other suites must not be altered in any way.
- 11) Electrical work must be done by a licensed electrician. All electrical work must comply with the Ontario Electrical Code and must be inspected by an electrical inspector prior to any walls being closed in. A copy of a certificate with a city inspector's signature approving modifications or additions is required by the Corporation.

- 12) All plumbing work must be done by a licensed plumber. All drain work for new plumbing fixtures must be installed above the concrete slab surface. Under no circumstances is the concrete to be chipped or cut for new drainage systems. All plumbing work must comply with the Ontario Plumbing Code and must be inspected by a plumbing inspector prior to any wall being constructed or closed in. A copy of a certificate approving a new modification or additions with a city inspector's signature is required by the Corporation.
- 13) All Municipal, Provincial and Federal building code, fire code and related codes/laws must be adhered to during renovations. All contractors carrying out work must have the proper insurance coverage which includes a copy of the contractor's liability insurance and WSIB Clearance Certificate. A copy of the **contractor's liability insurance and WSIB clearance certificate** must be provided to the Property Manager prior to the work commencing. I/We also verify that we have the required building permits and insurance to cover the work directly or through the contractor and agree to all the conditions listed in the Owner's renovation request and requirements document that forms part of this Agreement. The insurances must be onsite during the construction time and provided to the Property Manager prior to starting the work.
- 14) An owner must ensure that all proper permits are obtained prior to work being done.
- 15) It is understood that the unit owner is responsible for all aspects of the installation and the Condominium Corporation assumes no responsibility in granting permission for said installation.

I/We shall indemnify and save the Corporation harmless from and against loss, cost, damage, injury, or liability whatsoever caused by the renovation to my Suite(s). I/We also verify that we have the required building permits and insurance to cover the work directly or through the contractor and agree to all the conditions listed.

DATED THE _____ DAY OF _____ 20____ .

Suite # and Building Address _____

Signature _____ Print Name _____
Suite Owner

Signature _____ Print Name _____
Suite Owner

PROVIDE A DETAILED DESCRIPTION OF THE WORK BELOW. ADD ADDITIONAL SHEETS AND DRAWINGS IF REQUIRED.

Board Approval:

_____ Date

_____ Peel Standard Condominium Corporation No. 774 - Director