

SITE REPORT No. 10

HCMA

TO Matthew Josephson, Ron Krachenfels
Perma Construction

FROM Peter Johannknecht

CC Bruce Lemire-Elmore, SROL Parish
Darryl Condon, HCMA
Consultants

PROJECT SROL Church





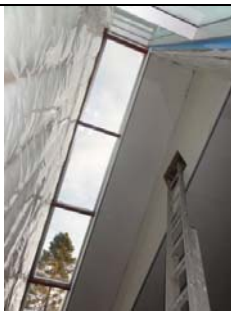
DATE 2012.01.12








Date of visit: 2012.01.11, 3:00pm
Weather: Sunny, 4C
Present: Bruce Lemire-Elmore, Peter Johannknecht, Ron Krachenfels, Paul Little, Al Strickland,
Dave Neufeld




Old	New		Action
Item	Item	Work in Progress - Observations	INFO
	10.1		








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		Exterior framing at 100%. Metal roofing at 98%. Air barrier installation at 95%. See separate item below.	
	10.2	 <p>Air barrier has to be extended to underside of the roof sheathing and sealed around the truss penetrations.</p>	PERMA
	10.3	 <p>The horizontal overlap of the air barrier has to be taped and sealed. The furring strips have to be removed or lifted to allow for a continuous seal underneath. This condition appeared on the south and west elevations.</p>	PERMA
9.4		Some windows show damages by a hammer, which must have occurred during the installation. Repair is required, since the front edge remains exposed.	INFO PERMA
	10.4	 <p>The vapour barrier is sealed to the wood structure, but additional caulking is required at the wood block transitions at the header and sill prior to the installation of the drywall.</p>	INFO
	10.5	 	INFO

				
		The aluminum curtain walls are installed with the sealed glazing units, except the 2 triple glazed vents.		
	10.6	 		INFO PERMA
		Drip flashing and insect screens are in place with the furring strips for the rain screen cladding systems.		
	10.7	  		INFO PERMA
		The cement panels are stored on site. It was pointed out that some require additional support for a level storage until they are ready for installation		
	10.8			INFO
		These 2 pipes appear too close to each other and are not according to the drawings. Please see separate mech. site report from AME.		
9.9		Installation of the insulation and vapour barrier is almost complete. Trapped moisture was observed along some base plates by parish members over the holidays. Perma to follow up and record the moisture level of the base plate, especially in the library room where water had pooled before the windows were installed. Report back to HCMA prior to closing off with drywall.		
		INFO PERMA		

	10.9	 <p>Installation of these Sturdi Mount frames for the wall penetrations like, lights, receptacles and hose bibs was discussed during the site meeting. Perma will follow up on cost implications</p>	INFO
9.11		Fire rated assembly around the library and mechanical room will require the type X drywall continuous to the installed fire dampers. The installed mechanical ducts might have to be removed to achieve this requirement.	INFO PERMA
	10.10	Update: The mechanical fire dampers are not installed according to the required detail. The fire rated assembly has to be wrapped around the opening prior to the installation of the damper. See separate mech. site report.	PERMA
	10.11	 <p>The mech. duct has to be higher as per the documents to maintain the required clearances. See sep. mech. site report</p>	PERMA
	10.12	 <p>The metal roof assembly has to be extended to the curtain wall mullion. The VB has to be tied back to the mullion as well. According to the detail provided in the doc. The gutter flashing has to extend to the curtain wall beyond the steel bump-out and covered with a counter flashing to drain the water.</p>	INFO PERMA

	10.13	 <p>Diagonal furring for the vertical cedar siding is in place.</p>	INFO
	10.14	 <p>Rain garden drain pipe is covered. Review by Landscape Architect or Civil Engineer is requested prior to further concealing the work.</p>	INFO
	10.15	<div>   </div> <p>Corridor ceiling installed. Plywall will be covered with cedar. Kitchen drywalled. The parish kitchen committee is requesting a few adjustments of the electrical/plumbing to meet their final kitchen design.</p> <div>    </div>	

		Drywall boarding in progress. Spray foam transitions to roof trussed installed.	
	10.16	 <p>Ceiling in nave/hall boarded up and ready for taping/mudd.</p>	INFO
	10.17	 <p>V-column at the main entrances to the nave is completed and ready for the cedar and door installation.</p>	INFO
		End of Site Report Number 10	