

Bethune Condominium

Fencing and Gate Requirements

Original Issue – January 2012

Revised Issue – March 2016

The Board of Directors has approved these requirements for owners who would like to install rear yard fence and gate.

The homeowner must receive approval in writing from the Condominium Corporation prior to any work being done. Complete the Application Request which is **Schedule 1 of Bylaw 12 (Modification to the Common Element)**. The form can be obtained from the web site: <http://www.bethunecondo.ca/bylaws> or from the Property Manager.

The Homeowner is responsible for the maintenance of this Modification to the Common Element.

Condominium Fences are primarily privacy screens only and not to serve as containment or full barrier structures.

General Requirements

- The owner/contractor shall obtain any necessary permits, licenses and certificates and pay the fees required for the performance of the work.
- The owner/contractor shall make and pay the necessary arrangements to verify the location of any underground services and shall be responsible for any damages to underground services as a result of the work performed.
- The owner/contractor shall confine his working hours during the term of this contract to between 8:00 a.m. and 7:00 p.m. of each working day.
- The owner/contractor shall protect the work and the owner's property from damage and shall be responsible for damage, which may arise as the result of his operations under the contract.
- Both the owner and the Board of Directors prior to any work commencing must sign an acknowledgment form.
- The contractor/ homeowner shall obey the regulations of all Statutes and Governing acts that pertain to this work such as but not limited to Ontario Labour Code, Ministry of Labour, TSSA, WSIB, City of Ottawa *etc.*

Description Of Work

- The fences shall be constructed as a "board on board style" *
- The panel height will 5 feet max. The panel height shall not exceed that of the existing side fences. The fence shall be built level for the entire length except where the grade change prevents this (to be verified prior to beginning of construction).

Fencing and Gate Requirements

- Constructed with 1" X 6" vertical boards spaced 2 1/2" apart nailed to two horizontal 2" x 4" stringers. A bevelled 2X4" cap rail is mounted to the top of the panel.
- All fences are to be contoured at the bottom of the fence to the existing landscaping with a minimum of five (5) inches showing at the bottom.
- Boards on opposing side of fence shall be centered on the opening of the original side to provide maximum privacy.
- Fence Boards shall be attached using 2 nails or screws per board per rail; a minimum of 6 per board.
- When the space below the fence is more than 5" an additional rail will be added below the fence panel. The additional bottom rail shall be of a width suitable to close in the space to a minimum of 5" above ground level.

Hardware

- Fence panels and rails are to be attached using Z-Max or equivalent brackets. Fastening nails or screws will be galvanized or equivalent.

Type of Lumber

- All wood is to be new ACQ pressure treated spruce.

Fence Posts

- All end fence posts are to be 4" X 4".
- New posts to be set at least 30 inches below lowest grade or until bedrock is hit.
- All posts to be set-up in concrete
- Posts to be set-in concrete using a sonotube with a minimum 10" diameter. Top of sonotube to be set two inches above grade.

All measurements for fence materials are nominal measurements in accordance with generally accepted industry standards.

Gate

- Gates are constructed with the same specifications as above.
- The gate must swing toward the unit side to open.
- Gate width not to exceed 32 inches wide.
- Hinges, Screws and other Hardware to be Galvanized or equivalent.
- A secure galvanized latch mechanism to be installed on the unit side of the gate with a design that allow opening from both sides.
- A galvanized or equivalent self-closing mechanism to be installed on the unit side of the gate.

Removal Of Debris

- The owner/contractor shall be responsible for the cartage and disposal of all waste materials generated during the course of the project. The contractor shall leave the site in a neat and tidy order, on a daily basis.

Fencing and Gate Requirements

Protection

- The owner/contractor shall be responsible for protection of and repair of any damage to existing property.
- The homeowner is responsible for all maintenance of the fence and gate.

*** The "Top View" diagram below is the view prior to placement of the "Cap Board"**

