

DRYWALL & RELATED TRADE SCOPE OF WORK GUIDELINE

Ottawa Region 2015



Endorsed by the following organizations:

Ottawa Construction Association
General Contractors Association of Ottawa
Walls & Ceiling Contractors Association of Ottawa



GENERAL CONTRACTORS ASSOCIATION OF OTTAWA
L'ASSOCIATION DES ENTREPRENEURS GÉNÉRAUX D'OTTAWA

Walls & Ceiling Contractors
Association of Ottawa



Drywall & Related Trade Scope of Work

The desired benefit of developing Ottawa region trade scope guidelines is to minimize dispute in the bidding and construction process as to what is included or excluded in a particular trade scope of work.

Tabulating items to be included in a bid provides a common basis for which bidding becomes truly competitive, fair to all concerned and minimizes the potential for on-site dispute.

This document is to be used as a guide only.

It is not to be inserted directly or referred to in the Construction Documents where it may be in conflict with the Construction Documents.

This document is comprised of the following Sections:

- Section 1 – General Requirements
- Section 2 – Drywall
- Section 3 - Acoustic tile and suspension systems,
- Section 4 - Demountable partitions and
- Section 5 - Lath, plaster and stucco.

Section 1 – General Requirements:

Inclusions and Exclusions

INCLUDED as required for the work of this trade

1. Scaffolding.
2. Hoisting of materials and equipment.
3. Protection of other trades' work from damage by the work of this trade.
4. Framing for access doors.
5. Installation of concealed access doors.
6. Installation of surface mounted or any other type of access door only when specified
7. Cash Allowances as called for in the bid documents.
8. All sheet lead sound baffles. Sheet lead where required for x-ray and/or sound attenuation in partitions and ceilings.
9. Shop drawings where specified.
10. Clean up.
11. Installation of hollow metal frames.

EXCLUSIONS:

1. Temporary heat, light, power and sanitation.
2. Hoarding.
3. Water.
4. Final Cleaning.
5. All architectural caulking.
6. Supply and install trim and suspension kits required for radiant Panels and/or lights in drywall assemblies unless specified in drywall trade scope.
7. Exterior Insulation Finish Systems (EIFS).
8. Insulated exterior sheathing.
9. Supply of access doors.
10. Removal and demolition of existing except when reusing demountable systems as per Demountable Partition Scope, Included item 3.
11. Sheet metal and wood backing and blocking.
12. Supply and installation of all glass.
13. Bins and garbage chutes
14. Man/material hoist charges

Section 2 – Drywall Scope

INCLUDED:

1. All light weight steel framing including wind bearing stud framing, axial load bearing framing, joists and rafters, and non-load bearing partition framing.
2. All exterior sheathing (attached to exterior face of exterior stud wall) except wood or metal sheathing.
3. “Sound” batt insulation to drywall partitions and drywall ceiling. (Mineral wool, fiberglass, fibreboard, noise-stop board, resilient sound bar, gasket and acoustical caulking.)
4. Firestop materials are included at the perimeter of fire rated drywall/steel stud assemblies where these assemblies abut dissimilar materials. This includes both vertical and/or horizontal perimeter conditions. (Note: Fire stopping of any penetration of any fire rated drywall assembly (wood or steel stud) is not included. This includes items such as pipe penetrations, cable trays, ductwork and electrical conduit.)
5. Thermal batt type insulation, polyethylene type vapor barrier, and tube type sealant to the inside of the exterior sheathing forming part of the exterior – metal or wood – structure excluding insulation in the parapet.
6. Metal suspension system and/or metal furring capable of supporting all appurtenances supported by ceiling for drywall or metal soffit finishes.
7. All gypsum board including joint treatment where applicable.
8. All drywall “light gauge” metal and plastic accessories (corner bead, milcor, etc).
9. Cement aggregate panels, including joint treatment where applicable when part of an interior partition or exterior sheathing (e.g. Wonderboard, Durock).
10. Fire rating to recessed fixtures in drywall ceilings only.
11. Installation of pressed steel door frames, pressed steel borrowed lights and sidelight frames; in drywall metal stud partitions.
12. Cleanup of this Scope’s material. Scraping of mud droppings and broom clean only.
13. Patching of existing drywall included as shown in the tender documents. There is a reasonable expectation that this work will be specifically shown on the architectural drawings and in the Drywall specifications.
14. Factory laminated vinyl gypsum board if there is no prefinished demountable partition system on the project to be tendered.
15. The installation of foam flute fillers and foam backer rod when required with metal stud installation. The timely supply of the same to be by others.
16. Rigid and/or semi-rigid insulation complete with metal framing, when covered by drywall or cement aggregate panels (e.g. Wonderboard, Durock).
17. All interior fibre reinforced gypsum (e.g. FORMGLAS, FIBREMIX), and any joint treatment where applicable.
18. All gypsum shaft wall assemblies.
19. Expanded metal mesh and sheet metal sheeting for security purposes in drywall wall or ceiling

- assemblies.
20. Texture:
 - 20.1 Filling or caulking of joints where textured finishes are applied over precast concrete and filling of holes and minor defects in concrete.
 - 20.2 The supply and installation of concrete primer when specified.
 - 20.3 Sprayed and/or trowel applied texture or smooth finish to drywall walls and ceilings and to concrete surfaces. Included in this item are fibrous and cementitious products used for stippling and for acoustical treatments.
 21. All exposed non-upholstered surface mounted acoustical panels (e.g. Tectum, etc)
 22. Installation only of air vapour barrier underneath roof parapets and curbs constructed with metal stud.
 23. Installation only of masonry connectors fastened directly to metal framing when specified. Layout of connectors is by others.

EXCLUDED:

1. Furring bar and/or Z Bar and rigid or semi-rigid insulation for attachment of preformed metal siding, fascia or roofing.
2. Mineral fibre fire stop insulation or sheet metal fire stops installed at slab lines i.e. curtain wall, precast, etc. (Re: Included Item 4).
3. Aluminum and/or stainless steel or plastic corner guards and wall protection.
4. Blown or sprayed thermal insulation.
5. Backing and blocking for electrical and mechanical fixtures.
6. Gypsum board when applied over a roof deck as part of the roofing system.
7. Insulation, air/vapour barrier when applied on cavity side of wall.
8. Compriband, Butyl Membrane (Bituthane) or, Copper Fibrene.
9. Removal and/or demolition of existing.
10. Rigid insulation; and metal framing of any type used in conjunction with rigid insulation, except as noted in Included Item 17.
11. The sorting and loading (to their respective floor) of all pressed steel frames, including the removal of temporary spreaders.
12. Insulation and vapor barrier including caulking, where shown to wood framed parapet walls, grade beams, and/or pony walls not sheathed with drywall.
13. Poly and/or plastic vapor hats.
14. Repair of concrete defects; air holes larger than 3/8 inch, concrete ridges, and concrete voids larger than 3/8 inch.
15. Supply of masonry connectors unless specified.

Section 3 – Acoustic Tile & Suspension Systems Scope

INCLUDED:

1. Acoustical Ceilings
 - a) Tile
 - b) Lay-in panels for use in T-Bar
 - c) Batts – over ceiling high partitions for sound attenuation purposes (laid on ceiling).
2. Suspension Systems
 - a) Exposed grid – standard and fire-rated
 - b) Perforated metal pan and suspension
 - c) Concealed or semi-concealed
 - d) Integrated ceiling systems, **NOTE:** The supply and installation of all fixtures, ballasts, lamps and lenses for use in an integrated ceiling will remain under the electrical scope (see Electrical Scope Included Item 45).
NOTE: Supply and installation of mechanical boots and deflectors for use in an “integrated” ceiling will be by the Acoustics Trade.
 - e) Linear metal ceilings complete with acoustic overlays where applicable.
3. Acoustical adhesives, staples, nails and screws for acoustical tile.
4. Premanufactured individual acoustically rated units applied to surfaces prepared by others (e.g. Tectum, Soundsoak, Sonotrol and Geocoustic).
5. Fire protection to recessed fixtures in time-rated acoustical ceilings as required to meet any specified time rating.
6. Inserts and hangers – capable of supporting acoustic ceiling and all light fixtures supported by ceiling. Supports for mechanical equipment and folding doors by others.
7. Perforated lay-in panels where used with acoustic absorption behind as well as perforated metal panels with no acoustic backing.
8. Sound attenuation baffles, i.e. lead shield (except those made of lath and plaster, drywall and steel studs or rigid insulation).
9. Luminous and translucent ceilings including suspension system, reflective foil and backing if specified, (i.e. leaf-type reflectors, eggcrate and translucent panels).
10. Vinyl covered gypsum panels when used in suspended T-Bar ceilings.
11. Gypsum drywall panels where used in suspended T-Bar ceilings. (Painting of panels by others.)
12. Patching of existing acoustic tile and suspension system included as shown in the tender documents. There is a reasonable expectation that this work will be specifically shown on the architectural drawings and in the Acoustic Tile and Suspension systems specifications.
13. Any steel stud framing or furring to accommodate the work of this section.
14. Removal of existing acoustic tile and suspension system where the existing ceiling materials are being re-used in the new construction.

EXCLUDED:

1. Sprayed acoustical materials.
2. Return air diffusers of any type.
3. Light fixture diffusers.
4. Additional wires, chains, hangers and/or inserts required for support of radiant panels

Section 4 – Demountable Partitions Scope

DEFINITION: Demountable – readily dismantled and re-erected using prefinished component parts.

INCLUDED:

1. Steel Stud framing for demountable partitions.
2. All prefinished components and accessories for demountable partitions, including aluminum and plastic door and window frames, battens, base, and ceiling trim which are part of the demountable manufacturer's system. Sound insulation for demountable partitions.
3. Demolition to be included only if the existing demountable partitions are to be reused unless otherwise specified .
4. Supply and installation of Acoustic Rated Units where they form an integral part of the Demountable Partition System (e.g. Soundsoak, Tectum, Sonotrol.).
5. When specified supply only of strikes (complete with strike plate screws and dust box), and supply of butt hinge screws, as supplied by the Demountable Partition Manufacturer.

EXCLUDED:

1. Supply and installation of all doors and hardware.
2. Rubber base.
3. Furniture type partitions such as SMED, TEKNION, DIRTT or any similar.

Section 5 – Lath, Plaster & Stucco Scope

Excluding EIFS (Exterior Insulation Finishing Systems)

INCLUDED:

1. All types of lathing systems and metal furring for plaster and stucco.
2. All plastering – plain, acoustical, ornamental, cast or molded gypsum plaster; stucco and/or cement plaster. Rigid insulation when used as plaster or stucco base.
3. Thermal insulation (Batt or Rigid) immediately behind plaster. Steel stud partitions for plaster systems.
4. All plaster beads, plaster stop, and plaster expansion joints, which are an integral part of the work.
5. Fire rating to recessed fixtures.
6. Clean up after this trade.
7. All plaster sound baffles.
8. All inserts and hangers, capable of supporting all appurtenances supported by ceilings, fixing clamps, anchors required for attaching work of this trade to other members or materials.
9. All sound insulation, noise stops, caulking, etc. to plaster and stucco systems.
10. Sheet lead where required for X-ray and/or sound attenuation in lath and plaster surfaces.
11. Building paper only when used immediately behind stucco.
12. Patching of existing in renovations only if shown on architectural drawings.
13. Sheetmetal and wood backing and blocking within drywall partitions where shown in drawings, excluding for mechanical and electrical fixtures.
14. All integral flashings except the parapet.

EXCLUDED:

1. Any kind of trowelled-on or torched-on air/vapor barrier.