



Regional Municipality of Durham – Housing Services

IQ-0071-2026 Scope of Work & Specification

Attic Insulation Replacement

1330 Foxglove Avenue, Pickering

Scope of Work

Supply all labour, materials, equipment, and supervision required to remove existing attic insulation, air-seal all attic penetrations, and supply and install new loose-fill fiberglass insulation to achieve a minimum thermal resistance of R-70 (approximately 13,600 square feet of attic area).

The scope of work shall also include comprehensive attic air sealing prior to the installation of insulation. In addition, the contractor shall supply and install ventilation baffles as required and provide complete weather-sealing of all attic access hatches, in strict accordance with the project specifications.

The Contractor shall verify all existing site conditions, including attic configuration, insulation type, and measurements, prior to submission of pricing.

Site meeting: February 24, 2026, at 9:30 a.m.

Specification

1. General

- Work to be completed during regular business hours: Monday to Friday, 8:30 AM – 4:30 PM, unless otherwise approved by the Project Manager.
- Contractor to provide a schedule including phases of removal and installation, with coordination to minimize disruption to other trades.
- Contractor shall ensure all areas are clean with no tripping hazards during and after working hours.
- All debris to be removed daily. No onsite dumping or storage of removed materials is permitted.
- Contractor to restore safe site conditions daily and clean all affected areas at completion.
- Damages to building finishes, access panels, or structures must be repaired by the contractor at no additional cost.

- Coordinate all access (attic, hatch, ladder locations) and safety measures with the site supervisor or property management.
- Contractor to submit MSDS sheets for all materials and adhere to applicable safety and environmental codes.

2. Removal of Existing Insulation

- Carefully remove and dispose of all existing insulation from attic spaces.
- Removal includes insulation in hard-to-access corners, around penetrations, and above attic hatches.
- Ensure all insulation is fully removed to expose attic deck/sheathing before proceeding.
- Implement dust control and safe removal procedures as per Occupational Health & Safety guidelines, including use of HEPA vacuum systems.
- Bag and remove insulation material off-site; no on-site storage permitted.

3. Air Sealing

- Perform thorough attic air sealing prior to insulation installation. Seal all penetrations using non-combustible fire-rated sealant.
 1. Plumbing stacks
 2. Electrical wires
 3. HVAC ducts and boots
 4. Top plates, open cavities, and gaps
- Install IC-rated light fixtures covers as required
- Weatherstrip and insulate attic hatches using rigid foam board, R value to match new insulation. Construct insulation dams around hatch area as required to maintain depth. Attic hatch insulation and dam to be painted with fire resistance paint.

4. Fire Wall Repairs

- The contractor shall conduct a thorough inspection of all existing fire walls within the attic space to identify any deficiencies, damage, gaps, or penetrations.
- Any compromised areas, including cracks, missing sections, unsealed joints, or damaged fire-rated materials, shall be properly repaired or replaced.
- All repairs must use approved fire-rated materials and assemblies that match or exceed the original fire separation rating.
- Upon completion, the restored fire walls must comply with all applicable building and fire codes to ensure the required fire separation rating is fully maintained.

5. Ventilation Preparation – Baffles

- Install ventilation baffles in each rafter bay adjacent to soffits prior to insulation *DCI SmartBaffle® corrugated plastic* (16" and 24" O.C. as required) or equivalent as per approval
- Installation Requirements:
 - 1 baffle per rafter cavity at soffit edge
 - Extend baffles 16 to 24" past insulation into attic space
 - Maintain a minimum 1" - 2" continuous air gap between insulation and roof sheathing
 - Where required, install rigid blocking dams to prevent insulation from obstructing air pathways

6. Insulation Installation – Blown-In Cellulose

- Supply and install loose-fill cellulose insulation to achieve a minimum of R-70 (25" depth) uniformly across attic space. *Owens Corning PROPINK® L77* loose-fill fiberglass (or equivalent as per approval)
- Use mechanical blowing equipment to ensure consistent coverage and avoid settling voids.
- Apply insulation behind and around obstacles (e.g., trusses, mechanicals) without compressing.
- Install depth markers (graduated rulers) every 300 sq. ft. or per manufacturer recommendation.
- Maintain a continuous insulation layer with proper air space clearance near ventilation baffles.
- Ensure insulation is not piled against recessed lights unless fixtures are IC-rated and air-sealed.
- Build insulation dams around attic access, chimneys, recessed lights (if applicable)

7. Attic Walkway Installation

- The contractor shall supply and install a continuous attic walkway system to provide safe and permanent access throughout the attic space.
- The walkway shall run uninterrupted from one end of the building to the other and shall have a minimum clear width of 24 inches.
- Positioning should be as close as practical to the centre line of the building, unless site conditions require reasonable adjustment.
- The walkway shall be constructed using wood framing with a minimum 5/8" plywood sheathing surface.

- Installation must ensure the walkway is elevated above the new insulation level in order to maintain the specified R-value and allow safe access for future inspection and maintenance. No handrail required.

8. **Specifications & Materials**

- Insulation - *Owens Corning PROPINK® L77* loose-fill fiberglass (or equivalent as per approval)
 - R-Value: R-3 per inch (25")
- Ventilation Baffles - *DCI SmartBaffle® corrugated plastic* (16" and 24" O.C. as required) or equivalent as per approval)