

SITE OBSERVATION & REPORTING

CONSTRUCTION SAFETY & SITE  
PREPARATION

221-281-VA SECTION 003

PRESENTED TO

GIUSEPPE BELLANTONI

SUBMITTED BY

JOHANNA SONOKPON

VANIER COLLEGE

THURSDAY, 9 MAY 2024

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# MAESTRIA CONDOMINIUMS PHASE 2

ADDRESS: **300 STE-CATHERINE O  
STREET, MONTREAL QC**

CLIENT: **GROUPE DEVIMCO**

ARCHITECT: **LEMAY**

INTERIOR DESIGNER:  
**BLAZYSGÉRARD**

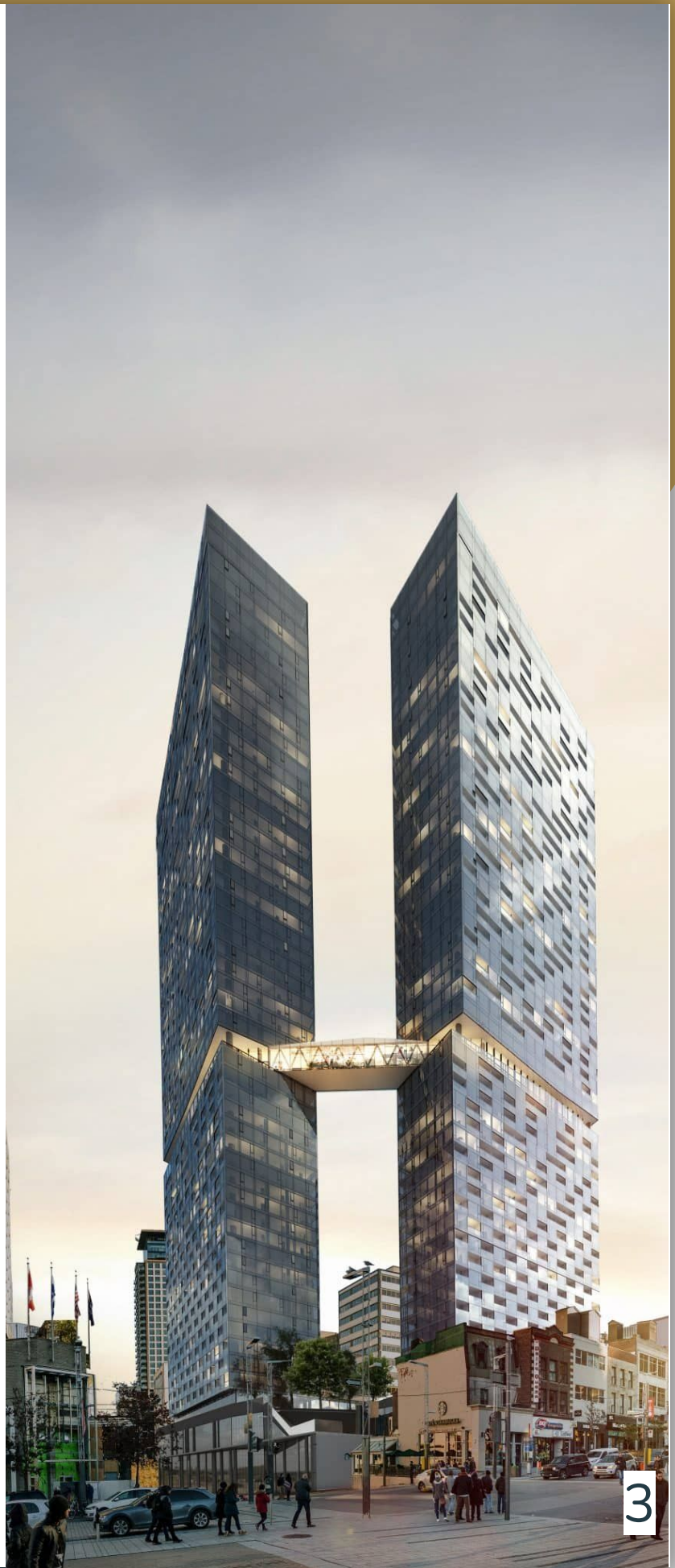
CONTRACTOR: **EDYFIC  
CONSTRUCTION**

DATE OF CONSTRUCTION: **2021**

BUILDING TYPE: **MIXED USE  
RESIDENTIAL**

NO. OF STOREYS: **58**

WEBSITE: [maestriacondos.com](http://maestriacondos.com)



# VISIT 1

17 15 MARCH 2024

10:27 AM

6°C, HUMID



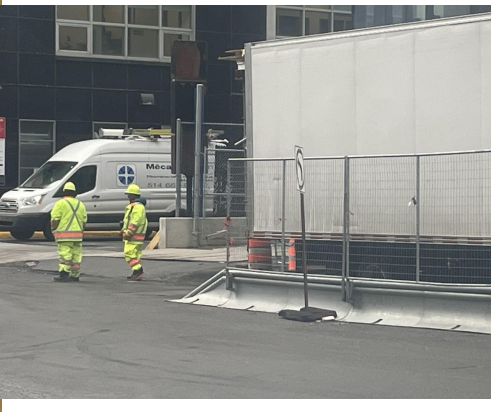
THIS IMAGE SHOWS A TRAFFIC SIGN INDICATING THAT THERE IS A SIGNAL TRAFFIC PERSON AND TRAFFIC FLAGS. THE ARTICLE 10.3.1. STATES THAT THE PRINCIPAL CONTRACTOR MUST ENSURE THAT ANY CONSTRUCTION SITE SITUATED ON A PRIVATE ROAD OPEN TO THE PUBLIC VEHICULAR TRAFFIC HAS TRAFFIC SIGNS THAT COMPLY WITH THE STANDARDS OF THE "TRAFFIC CONTROL DEVICES" MANUAL. THERE IS ALSO A METAL FENCE WHICH ISOLATES THE GENERAL PUBLIC FROM THE CONSTRUCTION SITE.



IN THIS PICTURE THERE IS A SIGN INDICATING THAT: UNAUTHORIZED PERSONNEL ARE NOT ALLOWED ON THE SITE, THERE ARE RECORDING CAMERAS, AND THAT PROTECTIVE GLASSES, A HARD HAT, PROTECTIVE BOOTS AND A REFLECTIVE VEST ARE MANDATORY ON THE CONSTRUCTION SITE, AT THE WORKER'S ENTRANCE. THE ARTICLE 3.1.1. OF THE CONSTRUCTION SAFETY CODE STATES THAT ACCESS TO THE CONSTRUCTION SITE SHALL BE AT ALL TIMES LIMITED TO PERSONNEL AUTHORIZED BY THE SITE HEAD.



IN THIS PICTURE WE SEE CONCRETE COLUMN FORMS AND A VEHICLE FROM THE GROUPE GEOTECH WHICH IS A COMPANY THAT SPECIALIZES IN CONCRETE SAWING AND CONCRETE SCARIFICATION. IN ARTICLES 6.8..1 AND 6.9.1. (a) OF THE CONSTRUCTION SAFETY CODE, CONCRETE SLABS RESTING ON THE GROUND OR ON FOUNDATION PILES MUST BE DESIGNED TO SUPPORT THE LOADS DUE TO THE SHORING OF THE UPPER FLOORS, AND THEY MUST STAY IN PLACE FOR 21 DAYS UNLESS AN ENGINEER ATTESTS THAT THE CEMENT CAN SUPPORT THE LOADS IT MAY HAVE TO SUPPORT. THERE ARE ALSO WOODEN GUARDRAILS ON THE FLOORS ABOVE, WHICH ARE MANDATORY ON OPEN SIDES OF A FLOOR FROM WHICH WORKERS CAN FALL FROM A HEIGHT GREATER THAN 3M, ACCORDING TO ARTICLE 2.9.2. OF THE CONSTRUCTION SAFETY CODE.



THERE ARE ROADWAY SIGNAL PERSONS WEARING HIGH VISIBILITY SAFETY APPAREL WITH A FLUORESCENT GREEN HAT. WE ALSO OBSERVE THE BACK OF A TRUCK IN ITS BACK UP SPACE ENCLOSED BY A METAL FENCE AND ORANGE TRAFFIC CONES. THE ARTICLE 2.8.2. INDICATES THAT A FLAG PERSON FOR ROAD USERS AND THE LOCATION OF A BACK UP AREA MUST BE PART OF THE TRAFFIC PLAN DESIGNED BY THE PRINCIPAL CONTRACTOR WHO HAS THE OBLIGATION TO PROTECT THE GENERAL PUBLIC AROUND THE JOB SITE AND THE WORKERS.

# NORIA APARTMENTS PHASE 3

ADDRESS: **306 Crevier St,  
Saint-Laurent, Quebec H4L 0B8**

ARCHITECT: **FORME STUDIO**

CLIENT: **NORIA APARTMENTS**

CONTRACTOR: **GROUPE KEVLAR**

DATE OF CONSTRUCTION: **2023**

BUILDING TYPE: **RESIDENTIAL**

NO. OF STOREYS: **7**

WEBSITE:

<https://www.noriaappartements.com>



# VISIT 2

July 17 25 MARCH 2024

7:35 AM

5°C, CLEAR SKY



IN THIS PICTURE THERE ARE LIGHTS ON EACH COMPLETED FLOOR WHICH MUST BE TURNED ON AT ALL TIMES. (s. 3.2.4.(f)) SINCE THIS IS A CONCRETE CONSTRUCTION IT IS NOTICEABLE THAT THE SLABS ARE SUPPORTED BY YELLOW TEMPORARY FORMWORK SUPPORT, THEY HAVE TO SUPPORT THE LOADS OF THE UPPER FLOORS UNTIL THE CONCRETE IS FULLY CURED. THE FORMWORK SUPPORTS ARE DESIGNED BY AN ENGINEER AND THEY ARE MEANT TO SUPPORT THE DEAD LOAD OF THE CONCRETE AS WELL AS THEIR OWN. (s. 6.4.1.(a-b))



THERE IS A WORKER ON THE LAST FLOOR THEY ARE WEARING A HARNESS WHICH IS ATTACHED TO AN ANCHOR POINT. THEY ARE ALSO WEARING THEIR PPE: A HARD HAT A CSA APPROVED CONSTRUCTION BOOTS. THEIR CLOTHES ENTIRELY COVER THEIR BODY. (s. 2.10.1.) THE FALL ARREST SYSTEM WHICH CONSISTS OF AN ANCHORAGE SYSTEM AND GUARDRAILS MUST BE BUILT IN ACCORDANCE TO THE CSA STANDARDS AND DESIGNED BY AN ENGINEER SINCE IT IS A TEMPORARY STRUCTURE. THE CONFORMITY CERTIFICATE MUST BE KEPT ON SITE AT ALL TIMES. (s. 2.10.15.)



A TOWER CRANE IS IN OPERATION ON THIS CONSTRUCTION SITE. A TOWER CRANE MUST CONFORM TO THE CSA STANDARDS FOR TOWER CRANES. THE OPERATOR MUST UPDATE ITS LOG BOOK IN ACCORDANCE TO THE STANDARDS. (s. 2.15.7.4.) BEFORE ASSEMBLING THE CRANE, THE PLANS MUST BE SIGNED AND SEALED BY AN ENGINEER AND SENT TO THE CNESST. THEN, THE COMPLIANCE CERTIFICATE PROVIDED BY THE ENGINEER SHOULD BE KEPT ON SITE AT ALL TIMES. (s. 2.4.1.(3)) SINCE THE USE OF A CRANE IS A PLANNED PROCEDURE DETERMINED BY THE GENERAL CONTRACTOR IN THE CIRCULATION PLAN, THERE MUST BE AN ON SITE SIGNAL PERSON ASSISTING THE CRANE OPERATOR WHILE CARRYING LOADS OR EQUIPMENT. (s. 3.10.5.)



THIS IS THE ROAD ENTRANCE OF THE CONSTRUCTION SITE. THERE IS A PUBLIC NOTICE POSTER INDICATING THAT THERE IS CAMERA SURVEILLANCE. THERE IS ALSO A POSTER THAT SHOWS THE MANDATORY PERSONAL PROTECTIVE EQUIPMENT EVERYONE ON THE SITE SHOULD HAVE ON THEM WHICH CONSISTS OF: A HARD HAT, CSA APPROVED SAFETY BOOTS, A REFLECTIVE VEST AND SAFETY GLASSES. THERE IS ALSO A YELLOW WASTE BIN WHICH IS AN APPROPRIATE CONTAINER FOR WASTE COLLECTION ON A CONSTRUCTION SITE. (s. 3.2.2.(2))

# NOK APARTMENTS ÉCOBOUTIQUE

ADDRESS: **31620 BOULEVARD DE LA  
CÔTE-VERTU OUEST,  
SAINT-LAURENT (QC) H4L 2A2**

ARCHITECT: **N/A**

CONTRACTOR: **CALO**

CLIENT: **NOK APARTMENTS**

DATE OF CONSTRUCTION: **2023**

BUILDING TYPE: **RESIDENTIAL**

NO. OF STOREYS: **5**

WEBSITE: <https://nokmtl.ca/>



# VISIT 3

July 17 28 MARCH 2024

8:08 AM

6°C, HUMID AND CLOUDY



THERE IS A TRUCK THAT BELONGS TO AN INSULATION ALGON 2000, A INSULATION CONTRACTOR COMPANY PARKED NEXT TO THE CONSTRUCTION SITE. THEY SPECIALIZE IN INSTALLING THERMAL, MECHANICAL OR ACOUSTIC INSULATION AND THEY ALSO PROVIDE ASBESTOS ABATEMENT SERVICES. ASBESTOS IS A CONTAMINANT THAT WAS USED TO INSULATE BUILDINGS, IT WAS BANNED IN THE 1980S IN CANADA DUE TO ITS DANGEROUS PROPERTIES THAT CAUSE ASBESTOSIS WHICH CAN TAKE 10 YEARS TO SHOW SYMPTOMS.



THERE IS A WORKER ON THE MAST-CLIMBING WORK PLATFORM. THE SAFETY CODE REQUIRES THAT A MAST-CLIMBING WORK PLATFORM MUST BE DESIGNED BY AN ENGINEER AND HAVE A VALID CERTIFICATE OF CONFORMITY PROVIDED BY THE ENGINEER. A COPY OF THOSE DOCUMENTS MUST BE ON SITE. THE SAFETY CODE ALSO MENTIONS THAT ANY WORKER ON A MAST-CLIMBING WORK PLATFORM MUST HAVE RECEIVED TRAINING THAT TEACHES THEM TO IDENTIFY AND PREVENT HAZARDS LINKED TO THE MAST-CLIMBING WORK PLATFORM. (s. 3.9.22(1))



A DUMP TRUCK IS BACKING UP INTO THE CONSTRUCTION SITE. SINCE TRUCKS HAVE A BLIND SPOT ON THE BACK, THE TRUCK MUST BE EQUIPPED WITH A BACK UP ALARM AND MIRRORS, THERE MUST ALSO BE A ON SITE SIGNAL PERSON MONITORING THE MANOEUVER. (s. 3.10.5 (2)) TO HAVE A SAFE AND FLUID CIRCULATION, THE GENERAL CONTRACTOR MUST HIRE AN ON SITE SIGNAL PERSON WHO WEARS AN ORANGE HARD HAT AND ALSO A ROADWAY SIGNAL PERSON WHO WEARS AN ENTIRE FLUORESCENT OUTFIT.(s. 2.8.4.(1)) THIS IS PART OF THE CIRCULATION PLAN DESIGNED BY THE GENERAL CONTRACTOR.



THE ENTIRE WALL SURFACE IS COVERED WITH GLASSROC SHEATING TO PROTECT THE STRUCTURAL STEEL FRAME FROM THE WEATHER. THERE IS ALSO A PORTABLE TOILET ON THE SITE. A TOILET MUST BE INSTALLED ON THE FIRST DAY OF CONSTRUCTION WHEN THE FIRST PERSON ARRIVES. THIS TOILET IS PORTABLE AND NOT FLUSHABLE BECAUSE A FLUSHABLE TOILET IS ONLY NECESSARY FOR A CONSTRUCTION SITE THAT HAS MORE THAN 24 WORKERS. (s. 3.2.7)

# VISIT 4

July 17 11 APRIL 2024  
9:49 AM  
7°C, CLOUDY



THERE IS YELLOW INSULATING FOAM ON THE FRONT FACE OF THE BUILDING, COVERING THE GLASSROC SHEATHING. THERE IS ALSO A SMALL BOOM TRUCK WITH A BUCKET THAT COULD LIFT ONE PERSON. THERE IS ALSO A FENCE SEPARATING THE SIDEWALK FROM THE CONSTRUCTION SITE. IT HAS ADS ADVERTISING THE PROJECT, HOWEVER, IT PROTECTS THE GENERAL PUBLIC FROM POTENTIAL DANGERS ON THE CONSTRUCTION SITE. SINCE THE SITE IS MORE THAN 2M AWAY FROM THE SIDEWALK, ONLY A PROTECTIVE WALL IS NECESSARY. (s. 2.7.1)



THE MAST-CLIMBING WORK PLATFORM DOES NOT HAVE PIERS THAT GO ALL THE WAY TO THE TOP OF THE BUILDING WHICH IS WHY THE TOP PART DOES NOT HAVE INSULATION FOAM YET. THEY WILL HAVE TO ADD GUARDRAILS ON THE ROOF AND ANCHOR POINTS TO ALLOW WORKERS TO WORK SAFELY ON THE ROOF AND THE HIGHEST FLOOR. THIS FALL ARREST SYSTEM WILL BE DESIGNED BY AN ENGINEER SINCE IT IS A TEMPORARY STRUCTURE AND IT WILL HAVE A CONFORMITY CERTIFICATE SIGNED BY THE ENGINEER WHEN IT IS BUILT CORRECTLY. (s. 3.9.22(1))



THERE IS A BOOM TRUCK WITH AN OPERATOR ASSEMBLING THE MAST-CLIMBING WORK PLATFORM ONTO THE RIGHT SIDE OF THE BUILDING. THERE ARE ORANGE CONES AND A SIGN ON THE STREET THAT RESTRICT ACCESS TO THE STREET FROM THE PUBLIC FOR THEIR SAFETY. THERE IS ALSO A BARRIER BLOCKING ACCESS FROM THE BEHIND THE CONSTRUCTION SITE TO RESTRICT STREET ACCESS FROM BOTH SIDES. ROADWAY SIGNAL SIGNS ARE INCLUDED IN THE CIRCULATION PLAN DESIGNED BY THE GENERAL CONTRACTOR. (s.10.3.1.)



THERE IS A WORKER ON THE MAST-CLIMBING WORK PLATFORM. HE IS PROBABLY ASSEMBLING THE PLATFORM AS WELL. HE IS WEARING HIS PERSONAL PROTECTIVE EQUIPMENT, BUT ONLY THE HARD HAT IS VISIBLE IN THIS PICTURE. THE WORKER IS WEARING A WHITE HARD HAT, SO IT COULD BE A CONTRACTOR SPECIALIZED IN ASSEMBLING TEMPORARY STRUCTURES. ONCE IT IS BUILT, THE ENGINEER THAT DESIGNED THE MAST-CLIMBING WORK PLATFORM FOR THIS CONSTRUCTION SITE MUST EVALUATE THE PLATFORM AND SIGN A CONFORMITY CERTIFICATE THAT IS AVAILABLE ON THE SITE AT ALL TIMES. (s. 3.9.22 (1))

# Champlain Sainte-Catherine

ADDRESS: **1835 STE-CATHERINE E  
STREET, MONTREAL QC**

ARCHITECT: **ACDF**

CONTRACTOR: **MONDEV**

DATE OF CONSTRUCTION: **2020**

BUILDING TYPE: **MIXED USE  
RESIDENTIAL**

NO. OF STOREYS: **9**

WEBSITE: **N/A**

FUN FACTS:

- THIS BUILDING IS ON THE SITE OF THE NOW DEMOLISHED CHAMPLAIN CINEMA.
- THE EXCAVATION STARTED IN 2020, BUT THE SOIL WAS CONTAMINATED BY PETROLEUM HYDROCARBON AND POLYCYCLIC AROMATIC HYDROCARBON, SO AFTER A LONG DECONTAMINATION PROCESS AND SAND REMOVAL, THE CONSTRUCTION PROCESS CONTINUED.



# VISIT 5

July 17 28 MARCH 2023

6:34 PM

6°C, HUMID AND CLOUDY



THERE IS A SIDEWALK PASSAGE SINCE THE CONSTRUCTION SITE IS LESS THAN 2M AWAY FROM THE SIDEWALK AND THE ACTIVITIES ON THE CONSTRUCTION SITE WOULD CAUSE DANGER TO PEDESTRIANS. (s. 2.7.1) THERE IS ALSO A SAFETY SIGN ON THE FENCE WHICH INDICATES THAT WEARING A HARD HAT, SAFETY GLASSES, A REFLECTIVE VEST, CONSTRUCTION BOOTS AND A HARNESS ARE MANDATORY AT ALL TIMES ON THIS CONSTRUCTION SITE. (s. 2.10.)



THERE IS A TOWER CRANE ON SITE, IT IS NOT IN OPERATION, HOWEVER, IT IS ALREADY ASSEMBLED AND WE CAN NOTICE THE COUNTERWEIGHT AT THE EDGE. THE CRANE IS NOT AS TALL AS THE TOWER CRANE FROM THE NORIA APARTMENTS VISIT SINCE THERE IS NOT MUCH HEIGHT TO THE BUILDING YET. THE CRANE MUST CONFORM TO THE CSA STANDARDS FOR TOWER CRANES. ITS LOG BOOK MUST BE KEPT UP TO DATE IN ACCORDANCE TO THE STANDARDS. (s. 2.15.7.4.)

NEXT TO THE CRANE, THERE IS AN ELEVATED PLATFORM WITH GUARDRAILS, SINCE THIS IS A TEMPORARY STRUCTURE, IT HAS BEEN DESIGNED BY AN ENGINEER, SIGNED AND SEALED AND THE COMPLIANCE CERTIFICATE WAS ISSUED AND IT IS KEPT ON THE SITE. (s. 3.3.1.)



THERE IS A PLACARD THAT INDICATES THE ASSEMBLY POINT OF THE CONSTRUCTION SITE, IN THE CASE OF EMERGENCIES. IF THERE WERE TO BE A CASE CONTAINING EXPLOSIVES ON THE SITE CONSTRUCTION, IT WOULD BE LOCATED AT LEAST 15M AWAY FROM THIS MEETING POINT. (s. 4.4.1.1.)

ON THIS SIDE OF THE SIDEWALK THERE IS ONLY A FENCE BECAUSE THERE ARE NO OVERHEAD THREATS TO PEDESTRIANS.



THERE IS A PLATFORM WITH A GUARDRAIL AND A LADDER LEADING TO THE TOP OF ANOTHER PLATFORM WHERE COLUMN REBARS ARE STICKING OUT. SINCE THERE ARE NO STAIRWAYS OR RAMPS LEADING TO THE PLATFORM, A LADDER IS USED. THIS LADDER WAS BUILT ON SITE AND ACCORDING TO THE CONSTRUCTION SAFETY CODE, IT MUST HAVE A MAXIMUM LENGTH OF 4.8M, THE WIDTH MUST BE A MAXIMUM OF 400MM AND STEPS MUST BE LESS THAN 300MM APART FROM EACH OTHER. THE LADDER ON THE PICTURE IS MADE OUT OF WOOD, SO IT MUST HAVE GOOD CONDITION 38MM x 89MM WOOD. (s. 3.5.4.)