

Sept 21, 2026

Dear Municipal & Private Partners,

Re: Request for 1 Year Extension of Warranty

The Toronto and Area Road Builders Association (TARBA) represents more than 190 unionized contractors building multi-modal transportation infrastructure, including roads, transit, highways, bike lanes, curbs and sidewalks, in the Greater Toronto Area (GTA) and Simcoe County.

TARBA is writing to request that **public and private project owners consider providing a one-year extension on warranty, on a case-by-case basis as requested by contractors, for eligible concrete flatwork and curb projects experiencing deficiencies such as “spalling”.**

There has been a significant increase in reported deficiencies on municipal and private flatwork and curb projects completed between 2022 and 2025, as per [TARBA's July 2026 letter](#). TARBA has heard from multiple contractors experiencing similar issues across nearly all GTA municipalities and beyond and involving different ready-mix suppliers.

TARBA has been actively working with contractors, municipalities, engineers, material suppliers and industry partners, including Concrete Ontario, to better understand the extent of the issue and identify contributing factors. What's clear is that this does not appear to be an isolated issue involving one contractor, project, municipality, or supplier. The broader pattern warrants investigation before conclusions are reached about cause, responsibility or the appropriate remediation. Concrete performance can be affected by a wide range of variables and pre-mature deficiencies can appear months and even years after placement. This complexity requires an in-depth investigation and collaboration among all project partners.

Without an extension, contractors may be forced to remove and replace affected concrete installed in accordance with municipal material and placement standards simply to meet their contractual obligations, before a cause for the deterioration has been determined. This can result in both unnecessary removals, more disruption to the public, higher carbon emissions, unwarranted costs to contractors, and most importantly, replacement work that may experience the same premature deficiencies results.

A one-year extension would provide an important opportunity to observe affected infrastructure through another winter cycle, conduct appropriate testing where warranted, and incorporate findings from the broader industry investigation before further remediation decisions are made.

This is not a request to waive legitimate safety or quality obligations. Rather, it is a request for additional time to determine the appropriate response based on evidence.

TARBA proposes that project owners consider a one-year extension where:

- the project falls within the affected 2022–2025 timeframe;
- the reported issue is limited to spalling or related surface deterioration;
- there is no immediate safety concern requiring removal;
- the work otherwise meets applicable contract requirements, to the extent reasonably determinable; and
- the contractor agrees to monitor the affected area and participate in reasonable investigation.

Project owners would retain the ability to require immediate corrective action where safety or other circumstances warrant it.

This approach is also consistent with many municipalities' broader asset-management philosophy of targeted intervention rather than automatic replacement. Most importantly, a monitoring and investigation extension gives project partners an opportunity to work towards a solution rather than simply replacing the evidence of the problem.

We respectfully ask that public and private project owners establish an urgent, practical, and consistent process for considering one-year warranty extensions on affected projects on a case-by-case basis.

TARBA is committed to continuing its discussions with Concrete Ontario, municipal and industry stakeholders and welcomes participation from municipal staff. As additional technical information becomes available, we would be pleased to share findings and work collaboratively with project owners on an appropriate long-term response. Should your staff wish to participate or discuss this matter further, please do not hesitate to reach out to me at raly@tarba.org.

Sincerely,



Raly Chakarova
Executive Director