

ORDER OF AN EXECUTIVE OFFICER

To: Douglas MacLaine-Pont
Labyrinth Lake Lodge Ltd.
Offerdale Farms Ltd.
"the Owners"

RE: Those housing premises located in Wetaskiwin County, Alberta and municipally described as:
North Lodge
224041 Township Road 481
NW-05-48-22-W4M

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. Bedroom windows are non-compliant for emergency egress.
- b. There are not enough smoke alarms, in this rental unit.
- c. Interior stairs and landings have non-compliant railing spaces/openings are too large.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. Bedroom windows are non-compliant for emergency egress. This condition is contrary to the requirements of the Minimum Housing and Health Standards, Section 3(b)(i) that states, "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. Windows referred to above shall provide unobstructed openings with areas not less than 0.35 sq. meters (3.8 sq. ft.), with no dimension less than 380 mm (15 inches)."
- b. There are not enough smoke alarms, in this rental unit. This condition is contrary to the requirements of the Minimum Housing and Health Standards, Section 12(a) that states, "Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite and, where hallways serve the sleeping areas; the smoke alarms shall be installed within the hallway. Smoke alarms shall be operational and in good repair at all times."
- c. Interior stairs and landings have railing spaces/openings that are too large and therefore non-compliant. This condition is contrary to the requirements of the Minimum Housing and Health Standards, Section 3(c) that states, "Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be

maintained in good repair and shall comply with the requirements of the Alberta Building Code or Professional Engineer design.”

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. There will need to be at least one window, per bedroom, that meets the requirements for emergency egress.
 - b. There must be at least one operating, functional and properly located smoke alarm on each level of the dwelling, with a smoke alarm in each bedroom or in the hallway serving a group of bedrooms.
 - c. Interior stair handrail gaps must be 4 inches or less, securely structured and designed to limit the likelihood of being climbed over.
2. The work referred to in paragraph 1 shall be completed by September 30, 2017.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Wetaskiwin, Alberta, August 18, 2017.

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, Telus Plaza North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: www.health.alberta.ca/about/health-legislation.html

Template revised December 13, 2016