

ORDER OF AN EXECUTIVE OFFICER

To: Patricia M Slack
"the Owner"

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
10930 77 Avenue NW

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. The hot water at the plumbing fixtures measured 17°C at the basement shower, 16°C at the kitchen sink, 16°C at the upstairs washroom sink, and 16°C at the upstairs bathtub.
- b. There is a continuous flow of water coming from the top of the water tank.
- c. There are no smoke alarms in the hallways outside the bedroom on the main and second floor.
- d. The northwest bedroom on the main floor does not have adequate emergency egress. The openable area on the slider window measured 9.75 x 21 inches with an openable area of 0.13 m².
- e. The east facing bedroom on the second floor does not have adequate emergency egress. The openable area of the slider window measures 19 x 17 inches with an openable area of 0.21 m².
- f. The south facing bedroom on the second floor does not have adequate emergency egress. The openable area of the slider window measures 20.5 x 17.5 inches with an openable area of 0.23 m².
- g. The window of the northwest main floor bedroom cannot be secured as the lock is broken.
- h. There are no handrails installed on the staircase leading from the main floor to the basement.
- i. The handrail installed on the staircase from the main floor to the second floor is not continuous throughout the length of the stairs.
- j. There is no hand sink in the basement washroom.
- k. There is no mechanical or natural ventilation in the basement washroom.
- l. The outlets in the northwest main floor bedroom are missing a switch and an outlet cover.

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. The hot water at the plumbing fixtures measured 17°C at the basement shower, 16°C at the kitchen sink, 16°C at the upstairs washroom sink, and 16°C at the upstairs bathtub. This is in contravention of Section 9(a) of the Minimum Housing and Health Standards, which states "Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to

- serve the needs of the inhabitants. (a) All hot running water shall be maintained at a temperature of not less than 46 degrees C (114F), and not more than 60 degrees C (140F) measured at the plumbing fixture.”
- b. There is a continuous flow of water coming from the top of the water tank. This is in contravention of Section 6(a,c) of the Minimum Housing and Health Standards, which states “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition...(c) All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”
 - c. There are no smoke alarms in the hallways outside the bedroom on the main and second floor. This is in contravention of Section 12 of the Minimum Housing and Health Standards, which 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.”
 - d. The northwest bedroom on the main floor does not have adequate emergency egress. The openable area on the slider window measured 9.75 x 21 inches with an openable area of 0.13 m². This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
 - e. The east facing bedroom on the second floor does not have adequate emergency egress. The openable area of the slider window measures 19 x 17 inches with an openable area of 0.21 m². This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
 - f. The south facing bedroom on the second floor does not have adequate emergency egress. The openable area of the slider window measures 20.5 x 17.5 inches with an openable area of 0.23 m². This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states “Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15”).”
 - g. The window of the northwest main floor bedroom cannot be secured as the lock is broken. This is in contravention of Section 3(a) of the Minimum Housing and Health Standards, which states “Exterior windows and doors shall be capable of being secured.”
 - h. There are no handrails installed on the staircase leading from the main floor to the basement. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”
 - i. The handrail installed on the staircase from the main floor to the second floor is not continuous throughout the length of the stairs. This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states “Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.”

- j. There is no hand sink in the basement washroom. This is in contravention of Section 7 and 7(b) of the Minimum Housing and Health Standards, which states “Except where exempt by regulation, every housing premises shall be provided with plumbing fixtures of an approved type consisting of at least a flush toilet, a wash basin, and a bathtub or shower” and “The wash basin should be in the same room as the flush toilet or in close proximity to the door leading directly into the room containing the flush toilet.”
- k. There is no mechanical or natural ventilation in the basement washroom. This is in contravention of Section 7(c) of the Minimum Housing and Health Standards, which states “All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.”
- l. The outlets in the northwest main floor bedroom are missing a switch and an outlet cover. This is in contravention of Section 11 of the Minimum Housing and Health Standards, which states “Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition.”

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. Repair or replace the plumbing system so that all plumbing fixtures supply hot running water at a temperature of not less than 46°C, and not more than 60°C.
 - b. Repair or replace the hot water tank.
 - c. Install smoke alarms.
 - d. Repair or replace the window so that it provides an unobstructed opening with areas not less than 0.35m², with no dimension less than 380 mm (15”).
 - e. Repair or replace the window so that it provides an unobstructed opening with areas not less than 0.35m², with no dimension less than 380 mm (15”).
 - f. Repair or replace the window so that it provides an unobstructed opening with areas not less than 0.35m², with no dimension less than 380 mm (15”).
 - g. Repair or replace the window so that it is capable of being secured.
 - h. Install a handrail that complies with the requirements of the Alberta Building Code or a Professional Engineer design.
 - i. Repair or replace the handrail.
 - j. Install a hand sink.
 - k. Install mechanical ventilation.
 - l. Install a switch and an outlet cover.
2. The work referred to in paragraph 1 shall be completed by Nov 13, 2023.

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 Edmonton, Alberta, Oct 23, 2023

Executive Officer
Alberta Health Services

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, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Suite 700, 10055 106 Street NW, Edmonton, AB, Canada, T5J 2Y

<https://www.ahs.ca/eph>