

CLOSED FOR TENANT ACCOMODATION

To: Jason Marazzo Dan Allen
 "Owner" "Owner"

RE: Those premises located in Edmonton, Alberta and municipally described as:
 11919 55 Street NW Edmonton, Alberta

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. There was extensive wall damage throughout the home including large holes in the walls and large portions of walls missing.
- b. The majority of the window screens for the openable windows were missing.
- c. There was no functioning smoke alarm in the premises on the ceiling outside the bedrooms on the main floor and in the basement.
- d. The majority of the window locks were broken screws that had been drilled into the frame of the window to secure the window.
- e. The West bedroom window could not be opened due to a screw that was drilled into the window frame.
- f. There was no caulking around the plastic surfaced wall of the bathing area to form a watertight joint.
- g. The wall behind the plastic surfaced wall in the bathing area was swollen and water damaged.
- h. The plastic surfaced wall in the bathing area was worn allowing water infiltration into the wall behind.
- i. There were large gaps around the hot and cold water taps and spout for the bathtub faucet set allowing for water infiltration.
- j. The back door was severely cracked and the bolt lock was bent. In its current state the exterior door could not be adequately secured.
- k. The door frame for the front door was severely cracked. In its current state it could not be adequately secured.
- l. There was missing trim around the front door frame.
- m. The kitchen tap was dripping.
- n. A ceramic tile was cracked and broken above the stove area.
- o. There was no hand railing for basement steps.
- p. The head clearance into the basement was too low. The height from the last step to the basement ceiling was below six feet high. It measured approximately 5' 8".
- q. There was a room in the basement that was being used for the purposes of sleeping and the window was too small for egress. The unobstructed opening was measured and found to be approximately 12 X 12 inches.

- r. The head clearance in the room being used for sleeping was too low. Parts of the ceiling in the room was below six feet high. It measured approximately 5' 8".
- s. The home was not supplied with any heat, the stove was being used to heat the home.

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. Items (a, l and n) are in contravention of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- b. Item (b) are in contravention of the Minimum Housing and Health Standards which states that: During the portion of the year when there is a need for protection against flies and other flying insects, every window or other device intended for ventilation shall be supplied with effective screens.
- c. Item (c) section IV(12) are in contravention of the Minimum Housing and Health Standards which states that: 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. Items (d, j, and k) are in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. Items (e, and q) are in contravention of section III (3)(b)(ii) of the Minimum Housing and Health Standards which states that: shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15").
- f. Items (f, g, h and i) are in contravention of section III(5)(a) of the Minimum Housing and Health Standards which states that: Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower.
- g. Item (m) are in contravention of section IV(6)(b) of the Minimum Housing and Health Standards which states that: Adequate water volume and pressure shall be provided to ensure the proper operation and flushing of all fixtures.
- h. Item (o) are in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: 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 a Professional Engineer design.
- i. Items (p and r) are in contravention of section 2(1) of the Nuisance and General Sanitation and Regulations states that: No person shall create, commit or maintain a nuisance that might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
- j. Item (s) are in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22 C(71 F), or maintained at a temperature of at least 22 C(71 F)

when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.

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. Prior any wall damage being repaired you must hire an **Environmental Consultant or Industrial/Occupational Health Hygienist that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs**. As this home was built prior to 1990, **the presence of asbestos within building materials is likely thus all precautions must be taken. The consultant *must* assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials. In the event asbestos is present provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement. Ensure proper removal/handling of impacted materials follow current codes and standards as outlined in the Alberta Asbestos Abatement Manual.**
- b. All wall damage and the trim around the front door must be repair to ensure that the walls, windows, ceilings, floors, and floor coverings are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- c. All openable windows must be supplied with window screens to prevent flying insects and other unwanted pests from entering the premises.
- d. All windows locks must be repaired. Ensure that windows and doors are capable of being secured at all times.
- e. Remove all the screws from the windows and then ensure that all rooms that are being used for the purposes of sleeping are provided with an unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15") egress.
- f. The plastic surfaced wall for the bathing area must be removed and a new plastic surround installed. The wall behind the plastic surfaced wall must be assessed for water damage and if damaged must be replaced. All wall seams must be caulked to ensure that there is a water tight seal in the bathing area.
- g. The back door, front door frame and front door must be repaired so that they secured. Ensure that all doors are be capable of being secured at all times.
- h. Repair the dripping kitchen tap, ensure all plumbing fixtures are serviceable, free from leaks, trapped and vented to the outside.
- i. Repair the cracked tile behind the stove, ensure that all wall surfaces are easily cleaned.
- j. Install a hand railing for the basement steps, ensure that all indoor stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, are maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- k. The height between the last step and the basement ceiling must be raised to the height of a minimum of six feet, or the use of the basement area as a living space must be discontinued to include the removal of the bedroom.
- l. The heating system in the house must be reconnected, ensure all heating facilities within a housing premises is properly installed and maintained in good working condition.

2. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain vacant and secure from unauthorized entry.

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, March 25, 2021

Confirmation of a verbal order issued to Dan Allen on March 24, 2021



Ingrid Bohac, CIPHI (C)
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 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.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Copy Edmonton Police Services

www.albertahealthservices.ca/eph.asp