

ORDER OF AN EXECUTIVE OFFICER

To: Domenico Ciolfi
"the Owner"

RE: Those housing premises located in Coaldale, Alberta and municipally described as:
2206 22 Street

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. Ceiling light directly above kitchen sink was not secured to the ceiling. Light was hanging from the electrical wires.
- b. The roof shingles were curled, and a number had blown off the roof. Based on the ceiling damage and water coming into the premises, there are numerous water leaks.
- c. Portions of the exterior stucco had fallen off the building, exposing wall sheathing underneath.
- d. Ceiling was damaged in various locations, such as the main living room, due to a leaky roof. Water was draining through the ceiling into a bucket.
- e. Ceiling in the bathroom was peeling due to excessive moisture. There was a window in the bathroom but no ceiling fan.
- f. There was a leak in the basement plumbing. A copper line had a leak on the line leading to the exterior south facing faucet.
- g. Smoke alarm was missing from the hallway leading to the back bedroom.
- h. The front window next to the front door had a broken inside windowpane.
- i. Multiple windows had hardware that was broken and not operational.
- j. Multiple windows, including the dining area window are missing window screens.
- k. The garage was in a state of disrepair due to a previous structural fire and was left partially standing.

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. Ceiling light directly above kitchen sink was not secured to the ceiling. Light was hanging from the electrical wires. This is in contravention of section IV.(11) of the Minimum Housing and Health Standard, 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.*
- b. The roof shingles were curled, and a number had blown off the roof. Based on the ceiling damage and water coming into the premises, there are numerous water leaks. This is in contravention of section III.(2)(a) of the Minimum Housing and Health Standard, which

states: *The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.*

- c. Portions of the exterior stucco had fallen off the building, exposing wall sheeting underneath. This is in contravention of section III.(2)(a) of the Minimum Housing and Health Standard, which states: *The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.*
- d. Ceiling was damaged in various locations, such as the main living room, due to a leaky roof. Water was draining through the ceiling into a bucket. This is in contravention of section III.(5) of the Minimum Housing and Health Standard, which states: *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.*
- e. Ceiling in the bathroom was peeling due to excessive moisture. There was a window in the bathroom but no ceiling fan. This is in contravention of section III.(5)(a) of the Minimum Housing and Health Standard, which states: *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.*
- f. There was a leak in the basement plumbing. A copper line had a leak on the line leading to the exterior south facing faucet. This is in contravention of section III.(6)(a) of the Minimum Housing and Health Standard, which states: *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.*
- g. Smoke alarm was missing from the hallway leading to the back bedroom. This is in contravention of section III.(12)(a) of the Minimum Housing and Health Standard, 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. Smoke alarms shall be operational and in good repair at all times.*
- h. The front window next to the front door had a broken inside windowpane. This is in contravention of section III.(2)(b)(i) of the Minimum Housing and Health Standard, which states: *All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.*
- i. Multiple windows had hardware that was broken and not operational. This is in contravention of section III.(3)(a) of the Minimum Housing and Health Standard, which states: *Exterior windows and doors shall be capable of being secured.*

And

In contravention of section III.(7)(c) of the Minimum Housing and Health Standard, which states: *All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.*

- j. Multiple windows, including the dining area window are missing window screens. This is in contravention of section III.(2)(b)(iii) of the Minimum Housing and Health Standard, which states: *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.*
- k. The garage was in a state of disrepair due to a previous structural fire and was left partially standing. This is in contravention of section 5(2) of the Alberta Housing Regulation, which states: *No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.*

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. Ensure light in the kitchen is properly attached to the electrical box and fixed to the ceiling as intended.
 - b. The entire roof needs to be replaced. Any rotten structures including but not limited to rafters, roof sheeting, or fascia boards that are damaged and show signs of rot will need to be replaced prior to new roof being added.
 - c. Patch holes in the exterior stucco and ensure any exterior gaps are repaired or filled with exterior grade silicon to prevent water from causing damage.
 - d. Properly patch and finish any holes in the ceiling caused by water damage. If attic insulation has become compromised due to water damage, it must be replaced. Any evidence of mould or rot needs to be properly remediated prior to being refinished.
 - e. Scrape and refinish the ceiling in the bathroom, specifically the area above the tub.
 - f. Properly repair the leak in the copper potable water plumbing located in the basement.
 - g. Reattach smoke alarm in the hall with a properly functioning and current smoke alarm.
 - h. Replace the windowpane, or the window at the front of the house.
 - i. Ensure all window hardware is in proper working conditions so windows can be opened and properly secured.
 - j. Ensure all openable windows have proper fitting window screens in good condition.
 - k. Ensure the back garage that was fire damaged is demolished and properly disposed of. Please consult with municipality for proper permits.
2. The work referred to in paragraph 1 shall be completed by **July 15, 2024**.

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 Lethbridge Alberta, June 12, 2024

Confirmation of a verbal order issued to Domenico Ciolfi on June 12, 2024.

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>

Template revised October 13, 2022

Copy Town of Coaldale Bylaw Services

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RE: Those premises located in Coaldale, Alberta and municipally described as: 2206 22 Street

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Lethbridge • Lethbridge Community Health (Melcor) • Environmental Public Health

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