

ORDER OF AN EXECUTIVE OFFICER

To: Papley Farm Ltd., Ken Papley, and Darren Papley
“the Owners”

RE: Those housing premises located in Leduc County, Alberta and municipally described as:
24207 Township Road 500
NE-34-49-24-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. There is evidence of grey-pink slime build-up on the water pump and the inside of the water holding tank that is consistent with biofilm growth.
- b. The roof is leaking and is no longer maintained in a waterproof or weatherproof condition.
- c. There is evidence of water infiltration throughout interior of the premises including the ceiling in the hallway, West bedroom, laundry room, and North middle bedroom. Ceiling in the hallway and North middle bedroom is visibly wet and dripping water.
- d. There is evidence of dark growth/staining consistent with mould growth observed on the ceiling in the hallway.
- e. The exterior skirting around mobile home is in disrepair and is not maintained in a weatherproof condition.
- f. Areas of the flooring, walls, and ceilings throughout the premises are missing, damaged, or in a state of disrepair. Paint is peeling in multiple locations including wall behind the stove and around the windows in the kitchen, dining room, and living room. Flooring in the kitchen and addition is lifting, damaged or is in poor repair. Door for North East bedroom is not equipped with door handle.
- g. The mechanical exhaust fan in the washroom is in disrepair.
- h. Shower/tub surrounds is damaged and show evidence of water damage and rot. The washroom vanity shows evidence of water damage and rot.
- i. Washroom is not equipped with water tight seals or seals are in disrepair.
- j. Kitchen sink is clogged and is no longer in good working condition.
- k. Light fixture in kitchen is missing resulting in exposed conductors. Light fixture in addition does not appear to be securely installed.
- l. East windows in living room are single pane and do not provide sufficient protection against cold weather during the winter months. The middle window pane has quarter (¼) inch air gap between the glass and the window frame.
- m. Exterior front and back doors are not maintained in a weatherproof and windproof condition.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, Minimum Housing and Health Standards, and the Nuisance and General Sanitation Regulation 243/2003 exist in and about the above noted premises, namely:

- a. There is evidence of grey-pink slime build-up on the water pump and the inside of the water holding tank that is consistent with biofilm growth. This condition is in contravention of Section 9 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."
- b. The roof is leaking and is no longer maintained in a waterproof or weatherproof condition. This condition is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- c. There is evidence of water infiltration throughout interior of the premises including the ceiling in the hallway, West bedroom, laundry room, and North middle bedroom. Ceiling in the hallway and North middle bedroom is visibly wet and dripping water. This condition is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- d. There is evidence of dark growth/staining consistent with mould growth observed on the ceiling in the hallway. This condition is in contravention of Section 2(2)(h)(i) of the Nuisance and General Sanitation Regulation, which states: "No person shall create, commit or maintain a nuisance; Without limiting the generality of subsection (1), a person who creates, commits or maintains any building that, due to it's not being in a clean state is or 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."
- e. The exterior skirting around mobile home is in disrepair and is not maintained in a weatherproof condition. This condition is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states: "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."
- f. Areas of the flooring, walls, and ceilings throughout the premises are missing, damaged, or in a state of disrepair. Paint observed peeling in multiple locations including wall behind the stove and around the windows in the kitchen, dining room, and living room. Flooring in the kitchen and addition are in poor repair. Door for North East bedroom is not equipped with door handle. These conditions are in contravention of Section 5 of the Minimum Housing and Health Standards, 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."
- g. The mechanical exhaust fan in the washroom is in disrepair. This condition 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."
- h. Shower/tub surrounds is damaged and show evidence of water damage and rot. The washroom vanity shows evidence of water damage and rot. These conditions are in contravention of Section (1)(c) of the Minimum Housing and Health Standards, which states: "Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."

- i. Washroom is not equipped with water tight seals or seals are in disrepair. This condition is in contravention of Section 5(a) of the Minimum Housing and Health Standards, 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."
- j. Kitchen sink is clogged and is no longer in good working condition. This condition is in contravention of Section 5(c) of the Minimum Housing and Health Standards, which states: "All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside."
- k. Light fixture in kitchen is missing resulting in exposed conductors. Light fixture in addition does not appear to be securely installed. These conditions are 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."
- l. East windows in living room are single pane and do not provide sufficient protection against cold weather during the winter months. The middle window pane has quarter ($\frac{1}{4}$) inch air gap between the glass and the window frame. This is in contravention of Section 2(b)(ii) of the Minimum Housing and Health Standards, which states: "In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer."
- m. Exterior front and back doors are not maintained in a weatherproof and windproof condition. These conditions are in contravention of Section 2(b)(i) of the Minimum Housing and Health Standards, which states: "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."

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. The private water well must be assessed by a qualified water well driller and treated as recommended to ensure it is potable drinking water. Ensure the premises is provided with water as outlined in the Minimum Housing and Health Standards.
 - b. Repair or replace roof so that it is in good repair and maintained in a waterproof, windproof and weatherproof condition.
 - c. Assess units for extent of water damage and mould growth. Remove and replace all water damaged building material or building material that shows evidence of structural deterioration, rot, or mould. Where mould growth is extensive, remediation must be conducted in accordance with recommendations from Alberta Health Services or a certified mould remediation company.
 - d. Repair or replace exterior skirting so that it is in good repair and maintained in a pest proof, waterproof, windproof and weatherproof condition.
 - e. Repair or replace all damaged areas of walls, ceilings, floors and floor coverings to ensure that they are in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders them easy to clean.
 - f. Repair or replace interior doors so that they are in good repair and in operable condition.
 - g. Repair or replace the mechanical exhaust fan in washrooms. Ensure fan vents directly to the outside and is maintained in good working condition.

- h. Ensure the bathrooms are provided with walls and a ceiling that are smooth, non-absorbent to moisture, easy to clean, and forms watertight joints with each other at the floor and ceiling. Ensure sealant is maintained in good repair.
- i. Remove and replace all water damaged building material or building material that shows evidence of rot or mold. Replace washroom vanity.
- j. Repair plumbing system so that fixtures are in good working condition, free of leaks and are able to properly drain.
- k. Repair or replace light fixtures so that they are properly installed and are maintained in good safe working condition.
- l. Repair or replace single pane windows with windows that provide sufficient insulation and weather barrier during winter months.
- m. Repair or replace doors so that they are maintained in weatherproof condition.
- n. Ensure all necessary permits are obtained and all work complies with the Alberta Building Code or any other pertinent Regulation or Standards.

2. The work referred to in paragraph 1 shall be completed by the following dates:

Item a is to be completed by April 25, 2017.

Items b, c, e, f, g, h, i, j, k, and m are to be completed by May 9, 2017

Items d and l are to be completed by May 17, 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 Leduc, Alberta, April 17, 2017

Confirmation of a verbal order issued to Ken Papley on April 17, 2017.

_____ (original signed) _____

Kate Alexander, CPHI(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, 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.

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: www.health.alberta.ca/about/health-legislation.html

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