

ORDER OF AN EXECUTIVE OFFICER

To: Edward G Michalchuk; c/o Airstream Heating
“the Owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
268 Silverview Way 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. All bedroom windows on the main floor lacked functional locks.
- b. The lock on the basement living area window was broken.
- c. The plumbing under the main kitchen sink was leaking.
- d. All bedroom windows on the main floor would not close properly, which exposed a gap.
- e. The dining area window was single paned.
- f. The kitchen window was single paned.
- g. The openable windows and the fixed windows in all of the main floor bedrooms were single paned.
- h. The exterior side door had a cracked window pane.
- i. All bedroom windows on the main floor were missing insect screens.
- j. The basement living area window was missing an insect screen.

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. All bedroom windows on the main floor lacked functional locks. This is 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.
- b. The lock on the basement living area window was broken. This is 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.
- c. The plumbing under the main kitchen sink was leaking. This is in contravention of section IV(6)(c) of the Minimum Housing and Health Standards which states that: All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.
- d. All bedroom windows on the main floor would not close properly, which exposed a gap. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- e. The dining area window was single paned. This is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: 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.
- f. The kitchen window was single paned. This is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: 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.
 - g. The openable windows and the fixed windows in all of the main floor bedrooms were single paned. This is in contravention of section III(2)(b)(ii) of the Minimum Housing and Health Standards which states that: 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.
 - h. The exterior side door had a cracked window pane. This is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
 - i. All bedroom windows on the main floor were missing insect screens. This is in contravention of section III(2)(b)(iii) 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.
 - j. The basement living area window was missing an insect screen. This is in contravention of section III(2)(b)(iii) 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.

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 all main floor bedroom window locks and ensure they lock properly.
 - b. Replace the broken lock on the basement living area window and ensure it locks properly.
 - c. Repair the plumbing under the kitchen sink and ensure it is no longer leaking.
 - d. Repair or replace all main floor bedroom windows. Ensure that all of the windows can close properly and that they are sealed and weatherproof.
 - e. Install an additional piece of glass, acrylic glass, or a durable, thermal/air resistant plastic film on the eating area window and kitchen window.
 - f. Install an additional openable pane of glass to all of the openable bedroom windows on the main floor.
 - g. Install an additional piece of glass, acrylic glass, or a durable, thermal/air resistant plastic film on the windows that are fixed in the main floor bedrooms.
 - h. Repair or replace the glass on the exterior side door.
 - i. Install the missing insect screens on all the main floor bedroom windows and the basement living area window. Ensure all openable windows have insect screens installed to protect against flies and other flying insects.
2. The work referred to in paragraph 1 shall be completed by May 1, 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 Calgary, Alberta, April 3, 2017

Melody Lee, 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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