

ORDER OF AN EXECUTIVE OFFICER

To: Ralph Adams Narciso
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
319 Rundelawn Road NE

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. Basement rooms 7 and 9 had openable windows that did not meet emergency egress requirements. The openable area of the windows measured approximately 22 inches in width and 21 inches in height.
- b. There was no handrail installed along the staircase leading from the basement kitchen area to the lower level.
- c. There was no smoke alarm installed in the hallway near basement room 9.
- d. The window lock on the left side windowpane in Main Floor Bedroom 2 was broken and ineffective.
- e. The floorboards in the main floor kitchen were separating, resulting in visible gaps. Dirt and debris had accumulated within these gaps.
- f. The toilet seat in the basement washroom was missing.
- g. The switch plate cover in the main floor bathroom was broken and had missing sections.
- h. There was no insect screen installed on the window in bedroom 2.
- i. The exterior stairs leading to the basement were observed to be in disrepair.
- j. The exterior deck flooring was in disrepair, as a section of the floorboards was lifting and a hole was observed.

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. Basement rooms 7 and 9 had openable windows that did not meet emergency egress requirements. The openable area of the windows measured 22 inches in width and 21 inches in height. This is a contravention of section III(3)(b)(ii) of the Minimum Housing and Health Standards which states that: Windows referred to in section III(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").
- b. There was no handrail installed along the staircase leading from the basement kitchen area to the lower level. This is a contravention of section III(3)(c)(i) of the Minimum Housing and

Health Standards which states that: 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.

- c. There was no smoke alarm installed in the hallway near basement room 9. This is a contravention of section IV(12) 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. The window lock on the left side windowpane in Main Floor Bedroom 2 was broken and ineffective. This is a 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. The floorboards in the main floor kitchen were separating, resulting in visible gaps. Dirt and debris had accumulated within these gaps. This is a contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- f. The toilet seat in the basement washroom was missing. This is a contravention of section IV(7) of the Minimum Housing and Health Standards which states that: 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.
- g. The switch plate cover in the main floor bathroom was broken and had missing sections. This is a contravention of section IV(11) of the Minimum Housing and Health Standards which states that: 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.
- h. There was no insect screen installed on the window in bedroom 2. This is a 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.
- i. The exterior stairs leading to the basement were observed to be in disrepair. This is a contravention of section III(3)(c)(i) of the Minimum Housing and Health Standards which states that: 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. The exterior deck flooring was in disrepair, as a section of the floorboards was lifting and a hole was observed. This is a contravention of section III(3)(c)(i) of the Minimum Housing

and Health Standards which states that: 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.

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. Install egress-compliant windows in Basement Rooms 7 and 9. Each window must provide a minimum unobstructed openable area of 3.8 ft² (0.35 m²), with no dimension measuring less than 15 inches.
 - b. Install a secure and sturdy handrail that meets applicable Alberta Building Code requirements along the interior staircase leading to the lower level.
 - c. Install a fully operational smoke detector in the hallway near bedroom 9.
 - d. Repair or replace the broken window lock in Main Floor bedroom 2 and ensure the window can be securely locked when closed.
 - e. Repair, replace, or seal the gaps in between the kitchen floorboards to ensure the flooring is in good repair and easy to clean.
 - f. Install a properly fitted toilet seat on the toilet in the basement washroom.
 - g. Replace the broken switch plate cover in the Main Floor bathroom with an intact cover that fully protects the electrical switch.
 - h. Install a tight-fitting insect screen on the openable window in bedroom 2.
 - i. Repair or replace the exterior stairs leading to the basement to ensure they are safe and, structurally sound, and maintained in good repair.
 - j. Repair or replace the damaged deck components, including the lifting floorboards and any deteriorated structural members, to ensure the deck is safe and structurally sound.
2. The work referred to in paragraph 1 shall be completed by October 11, 2026.

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, September 14, 2026

Confirmation of a verbal order issued to Ralp Adams Narciso via voicemail on September 11, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or
<https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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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Copy City of Calgary Fire Department

Calgary • Southport • Environmental Public Health

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