

ORDER OF AN EXECUTIVE OFFICER

To: Samuel Law
"the Owner"

RE: Those housing premises located in Calgary, Alberta and municipally described as:
63 Shawcliffe Circle SW

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. The plumbing pipe along the south facing wall in the basement was leaking.
- b. The backyard patio guardrail was only 23 inches high.
- c. The main exterior entrance stair tread was in disrepair; there was a hole between the first and second treads.
- d. The handrail along the main exterior entrance staircase was loose and missing vertical spindles.
- e. There was no handrail for the side exterior entrance staircase.
- f. A smoke alarm was not installed near the bedrooms on the main floor.
- g. The main floor bathroom ventilation fan was taped up and had insufficient suction when turned on.
- h. The entire windowpane in the master bedroom was loose; the pane was not tightfitting within the rail.
- i. The exterior cladding along the chimney was peeling back and in disrepair.
- j. The main floor bedroom window insect screen was missing.
- k. The living room window insect screen was missing.

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. The plumbing pipe along the south facing wall in the basement was leaking. This is a contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: 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.
- b. The backyard patio guardrail was only 23 inches high. 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. The main exterior entrance stair tread was in disrepair; there was a hole between the first and second treads. 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.
- d. The handrail along the main exterior entrance staircase was loose and missing vertical spindles. 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.
- e. There was no handrail for the side exterior entrance staircase. 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.
- f. A smoke alarm was not installed near the bedrooms on the main floor. 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.
- g. The main floor bathroom ventilation fan was taped up and had insufficient suction when turned on. This is a contravention of section IV(7)(c) of the Minimum Housing and Health Standards which states that: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.
- h. The entire windowpane in the master bedroom was loose; the pane was not tight fitting within the rail. This is a 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. The exterior cladding along the chimney was peeling back and in disrepair. This is a contravention of section III(2)(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.
- j. The main floor bedroom window insect screen was missing. 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.
- k. The living room window insect screen was missing. 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.

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 the plumbing along the south facing wall in the basement to stop the leak.
- b. Replace the patio guardrail so it is at least 36 inches (900mm) high, in compliance with the Alberta Building Code.
- c. Repair the main entrance exterior stair treads.
- d. Repair or install a new handrail along the main entrance staircase. Install vertical spindles no more than 4 inches wide, in compliance with the Alberta Building Code.
- e. Install a handrail for the side exterior entrance staircase in compliance with the Alberta Building Code.
- f. Install a fully functional smoke alarm near all the bedrooms.
- g. Repair the main floor bathroom mechanical ventilation cover and ensure there is adequate suction.
- h. Repair the windowpane in the master bedroom so it is tightfitting.
- i. Repair the exterior cladding on the chimney.
- j. Install an insect screen for main floor bedroom window.
- k. Install an insect screen for living room window.

2. The work referred to in paragraph 1 shall be completed by June 1, 2025.

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 29, 2025.

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>

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