

ORDER OF AN EXECUTIVE OFFICER

To: Akinwumi Oyedele
"the Owner"

RE: Those housing premises located in Wetaskiwin, Alberta and municipally described as:
4722 51 Avenue.

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 are structural concerns with the building because of a previous placement of a hydraulic jack on a vertical beam to support the main floor.
- b. There are significant cracks observed on the exterior foundation of the rental property.
- c. The handrail leading to the basement is not installed.

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. There are structural concerns with the building because of a previous placement of a hydraulic jack on a vertical beam to support the main floor. This is in contravention of section 1(a) which states that "The housing premises shall be structurally sound" and Section 1(d) which states that "Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline)."
- b. There are significant cracks observed on the exterior foundation of the rental property. This is in contravention of section 1(a) which states that "The housing premises shall be structurally sound" and Section 1(d) which states that "Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline)."
- c. The handrail leading to the basement is not installed. This is in contravention of section 3(c)(i) 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. Ensure that a qualified licensed structural engineer or Safety Codes Officer assesses the interior building structure in the basement to ensure its structural integrity.
 - b. Ensure that a qualified licensed structural engineer or Safety Codes Officer assesses the exterior building foundation to ensure that the building is structurally sound.
 - c. Ensure that the basement handrail is properly installed and meets the requirements of the Alberta Building Code or a Professional Engineer design.
2. The work referred to in paragraph 1 shall be completed by January 31, 2025, and any documentation outlining the assessments are forwarded to the Executive Officer no later than February 14, 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 Wetaskiwin, Alberta, December 27, 2024

Confirmation of a verbal order issued to Akinwumi Oyedele on December 24, 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>

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City of Wetaskiwin • Wetaskiwin Community Health Centre • Environmental Public Health

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