

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Tom Manicke
"the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Blackfalds, Alberta and municipally described as:
4832 Womacks Road - Garage.

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 sleeping area lacked adequate emergency egress.
- b. The sleeping area lacked adequate ventilation.
- c. There was no smoke alarm in the garage.
- d. The building was not plumbed.
- e. No washroom facilities were available.
- f. A kitchen sink was not available.
- g. The electrical system was poorly installed and maintained.
- h. The furnace and ductwork were poorly maintained.

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 sleeping area had one window that is unopenable and does not allow for emergency egress. This is in contravention of section 3(b)(i) of the Minimum Housing and Health Standards which states that: "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge."
- b. The sleeping area lacked ventilation. This is in contravention of section 4(i) of the Minimum Housing and Health Standards which states that: "All rooms used for sleeping shall be provided with an openable window area of 0.28m² (3.0ft²); or mechanical ventilation in conformance with the requirements of the Alberta Building Code."
- c. No smoke alarms were present in the garage. This is in contravention of section 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 alarm shall be installed within the hallway.”

- d. The garage was not plumbed into the municipal water and sewer system. This is in contravention of section 6 of the Minimum Housing and Health Standards which states that: “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system.”
- e. No washroom facilities are provided in the garage. This is in contravention of section 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.”
- f. The garage does not have a kitchen sink available. This is in contravention of section 14(a) of the Minimum Housing and Health Standards which states that: “Every housing premises shall be provided with a food preparation area, which includes a sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and other cleaning operation.”
- g. The breaker box was in poor condition with loose wires and multiple cords running from it. This is in contravention of section 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. The area around the furnace is cluttered and the heating ductwork is poorly installed and maintained. This is in contravention of section 8(a) of the Minimum Housing and Health Standards which states that: “All heating facilities within a housing premises are to be properly installed and maintained in good working condition.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the occupants vacate the above noted premises on or before September 18, 2024.
2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install an openable window large enough to allow emergency egress.
 - b. Either install an openable window or mechanical ventilation that meets the Alberta Building Code.
 - c. Install a smoke alarm between the sleeping area and the rest of the suite.
 - d. Properly plumb the building so that it is supplied with hot and cold potable water and is connected to the municipal sewage system.
 - e. Install a washroom that is equipped with a toilet, a hand sink, and either a bathtub or shower.
 - f. Install a kitchen sink that is plumbed with hot and cold running water.
 - g. Hire a qualified electrician to carry out necessary repairs and, if necessary, obtain appropriate permits from the Town of Blackfalds to ensure that repairs are in compliance with all applicable regulations, codes, and standards.
 - h. Hire a qualified plumber to assess and carry out any necessary repairs to the heating facilities.

3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

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 Red Deer, Alberta, September 18, 2024

Confirmation of a verbal order issued to Tom Manicke on September 18, 2024.

Executive Officer
Environmental Health Officer

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>

Template revised October 13, 2022

Copy: Town of Blackfalds, Protective Services/Municipal Enforcement
Town of Blackfalds, Fire Chief