

## ORDER OF AN EXECUTIVE OFFICER

**To:** A Class Holdings Corp.  
Daljit Hoonjan  
Kiranjot Hoonjan  
“the Owners”

**RE:** Those housing premises located in Innisfail, Alberta and municipally described as:  
4912 47 Avenue – Common Areas

**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. Both railings located inside at the front and the back of the building are in disrepair (loose and missing bolts) and do not meet current Alberta Building Code Requirements (Front height 30.75 inches, Back height 32.50 inches).
- b. Inadequate lighting in public stairways.

**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. Both railings located inside at the front and the back of the building are in disrepair (loose and missing bolts) and do not meet current Alberta Building Code Requirements (Front height 30.75 inches, Back height 32.50 inches). This is in contravention of Section 3(c)(i) of the Minimum Housing and Health Standards, which states: “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.”
- b. Inadequate lighting in public stairways. This is in contravention of Section 13 of the Minimum Housing and Health Standards, which states: “Every public hallway and stairway in a housing premises with multiple dwellings shall be adequately lighted by natural or artificial light at all times, providing in all parts thereof at least 50 lux of light at each tread or floor level.”

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 railing and ensure that it is in compliance with current Alberta Building Code requirements.
  - b. Provide evidence (i.e., report) from a licensed Alberta Building Codes Inspector indicating that the new or repaired railing meets current Alberta Building Code requirements.
  - c. Ensure lighting is repaired and meeting the requirements of the Minimum Housing and Health Standards.
2. The work referred to in paragraph 1(a and b) shall be completed by April 25, 2023.
  3. The work referred to in paragraph 1(c) shall be completed by April 10, 2023.

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, April 4, 2023

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](mailto: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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