

## ORDER OF AN EXECUTIVE OFFICER

**To:** Ah Mui Schnieder  
"the Owner"

**RE:** Those premises located in Edmonton, Alberta and municipally described as:  
11108 – 80 Avenue NW

**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 west window in the main floor south bedroom was single paned which was inadequate for weather-proofing.
- b. The west window in the main floor south bedroom was missing an insect screen.
- c. Windows in both of the main floor bedrooms were hard to open and at one of these windows could not remain opened by itself, making emergency egress difficult.
- d. The guards at the front and back entrances had openings between 6 to 7.5 inches which failed to meet the Alberta Building Code.
- e. The handrail leading to the basement did not extend to the bottom of the stairs which failed to meet the Alberta Building Code.
- f. Interior finishes in a number of areas throughout the house were peeling and cracking:
  - Peeling paint and cracks on walls and ceilings in the living room, vestibule, bathroom, and kitchen of the main floor suite.
  - Peeling paint and cracks on the ceiling of the second floor bathroom and on the walls of the stairwell leading to the second floor suite.
- g. Carpeting on the basement stairs was torn and frayed creating a tripping hazard and making them hard to clean.

**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 west window in the main floor south bedroom was single paned which was inadequate for weather-proofing. This is in contravention of section 2(b)(ii) of the Minimum Housing and Health Standards which states: "*In housing premises intended for use during the winter months, windows in habitable rooms shall protect against cold weather through the provision of a storm sash, double glazing, or other durable thermal/air resistant barrier as may be approved by the Executive Officer.*"
- b. The west window in the main floor south bedroom was missing an insect screen. This is in contravention of Section 2b(iii) of the Minimum Housing and Health Standards of the Housing Regulation states: "*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.*"

- c. Windows in both of the main floor bedrooms were hard to open and one of these windows could not remain opened by itself, making emergency egress difficult. This is in contravention of Section 3(b)(i)(ii) of the Minimum Housing and Health Standards which states: *“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. Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m<sup>2</sup> (3.8 ft<sup>2</sup>), with no dimension less than 380 mm (15”).”*
- d. The guards at the front and back entrances failed to meet the Alberta Building Code. 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 in good repair and shall comply with the requirements of Alberta Building Code or a Professional Engineer design.”*
- e. The handrail leading to the basement did not extend to the bottom of the stairs which failed to meet the Alberta Safety Code. 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 in good repair and shall comply with the requirements of Alberta Building Code or a Professional Engineer design.”*
- f. Interior finishes in a number of areas throughout the house were peeling and cracking. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: *“All walls, windows, ceilings, floor, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.”*
- g. Carpeting on the basement stairs was torn and frayed creating a tripping hazard and making them hard to clean. This is in contravention of section 5 of the Minimum Housing and Health Standards which states: *“All walls, windows, ceilings, floor, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.”*

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. Replace the existing single paned window(s) to double glazed windows to provide adequate weather-proofing.
  - b. Install insect screens on windows with missing screens to offer protection against flying insects.
  - c. Replace, repair or retrofit at least one window in both bedrooms of the main floor suite to provide an unobstructed opening of at least 3.8 sqft with no dimensions less than 15 inches. All egress windows should be easy to open and able to stay open on its own.
  - d. Modify or replace the existing guards by the front and back entrances to meet the current Alberta Building Code. It must be a height of at least 36 inches with no openings larger than 4 inches and no components that could facilitate climbing.
  - e. Modify or replace the handrail along the basement stairwell to comply with the Alberta Building Code.
  - f. Repair and refinish the damaged walls and ceilings in the main and second floor suites to render them in good condition and easy to clean.
  - g. Repair or replace the floor covering on the stairs leading to the basement suite to render it in good condition and easy to clean.

2. The work referred to in paragraph 1 shall be completed by **September 1, 2017** with the exception of item c which shall be completed by **October 1, 2017**.

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 Edmonton, Alberta, July 17, 2017

\_\_\_\_\_(original signed)\_\_\_\_\_  
Frances Fong, CPHI(C)  
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, Telus Plaza 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: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

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Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)

cc: City of Edmonton - Safety Codes Compliance