

## **ORDER OF AN EXECUTIVE OFFICER**

**To:** Lombard Pacific International Inc.  
"the Owner" **And To:** Lance Lalsin  
"the Owner"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
11740 – 124 Street.

**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:

### **COMMON AREAS**

- a. There was evidence of water damage to the basement wall under suite 3.
- b. Ceiling and wall areas throughout the basement were patched but not painted.
- c. Building materials were being disturbed throughout the building prior to asbestos testing.
- d. The height of the exterior guard rail outside of suite 3 was measured to be 34 inches high.

**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:

### **COMMON AREAS**

- a. Water damage to the basement wall under suite 3 was evident. This is in contravention of section 5 of the Minimum Housing and Health Standards which states that: "all walls, windows, ceilings, floors, 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."  
  
Ceiling and wall areas throughout the basement were patched but not painted. This is in contravention of section 5 of the Minimum Housing and Health Standards which states that: "all walls, windows, ceilings, floors, 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."
- b. Building materials were being disturbed throughout the building prior to asbestos testing which is in contravention of are in contravention of section (5)(2) of the Housing Regulations which states that: "No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health including any condition that may hinder in any way the prevention or suppression of disease".
- c. The height of the exterior guard rail outside of suite 3 was noted to be 34 inches high. This is a contravention of section 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”.

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. Cease any and all invasive repairs until proper asbestos and mould testing have been completed as detailed below.
  - b. Retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist. The hired consultant must assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials and aggressive air sampling. A whole building Environmental Hazard Assessment as detailed in the Alberta Asbestos Abatement Manual must be completed. In the event asbestos is present provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Asbestos Abatement Manual.
  - c. Once the above work is completed the environmental consultant must assess the premises for all water damaged materials and mould. Where water damage has occurred, the area must be assessed to determine the extent of damage and mould contamination. This assessment must include insulation and any other absorbent material in wall and ceiling cavities. All mouldy and water damaged material must be removed and the area cleaned and dried before repairs and refinishing is completed. This must be done under the direction of the environmental consultant.

Once the materials have been removed a post mould remediation report is required. This includes environmental air quality sampling and photographic evidence that all mouldy material has been removed. Please follow the Alberta Health Services “Fungal Air Testing, Investigation and Reporting Requirements for Extensively Mould-Contaminated Buildings”. All reports are to be submitted to Environmental Public Health for review.
  - d. Repair and finish the dry wall in the basement. Ensure all walls, windows, ceilings, floors, 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.
  - e. Increase the height of the exterior guard rail to 36 inches. Ensure all 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.
2. The work referred to in paragraph 1 shall be completed by:
  - a. Item (a) shall be complied with immediately.
  - b. Item (b) shall be complied with on or before April 28, 2017
  - c. Items (c, d, and e) shall be complied with on or before May 31, 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, April 19, 2017

\_\_\_\_\_ (original signed) \_\_\_\_\_

Lena Parker, 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)