

ORDER OF AN EXECUTIVE OFFICER

To: TYLER WILLIAM WARD SNOWMAN REMOVAL
“the Owner” “the Owner”

And

**CONDOMINIUM PLAN NO. 7921560
C/O CASTLEHEIGHTS CONDOMINIUM CORPORATION
"the Owner"**

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
13833 114 Street NW- Mainfloor Suite and the Common Area [Plan 7921560 Unit 16]

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:

Main-floor suite:

- a. There were no smoke alarms installed by the bedroom area.
- b. The bottom right burner of the kitchen stove is not operational.
- c. The outlets around the kitchen sink basin were not ground-fault interrupter.
- d. There were multiple areas where the floor coverings is lifted, buckled and separated with large gaps; There were gaps in the seams of the kitchen countertop; The kitchen cabinet door was damaged, the surface was detaching; caulking in multiple locations is lifted and detached, including the kitchen counter and bathtub surroundings.
- e. There was a partial guard installed on the stairs leading to the main entrance inside the suite, spindles width was approximately 7 inches.
- f. There were no handrails installed on the stairs inside the suite leading to the suite entrance.
- g. The front and back suite entrance doors were not weatherproof, daylight can be seen from inside.

Common area:

- h. The rear entrance top landing floor was damaged, surface covering had lifted and detached.
- i. There were no handrails installed on the stairs leading to basement.
- j. The rear light in the back entrance area was not operational.
- k. There were combustible items placed around the furnace and hot water tank.

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 were no smoke alarms installed by the bedroom area. This is in contravention of section 12 of the Minimum Housing and Health Standards, which states: 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 alarms shall be installed within the hallway. (a) Smoke alarms shall be operational and in good repair at all times.
- b. The bottom right burner of the kitchen stove is not operational. This is in contravention of section 14 (a) (iv) of the Minimum Housing and Health Standards, which states: (a) Every housing premises shall be provided with food preparation area, which includes: (iv) a stove and a refrigerator that are maintained in a safe and proper operating condition.
- c. The outlets around the kitchen sink basin were not ground-fault interrupter . This is in contravention of section 11 of the Minimum Housing and Health Standards, which states: Very 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.
- d. There were multiple areas where the floor covering is lifted, buckled and separated with large gaps; There were gaps in the seams of the kitchen countertop; The kitchen cabinet door was damaged, and the surface is detaching; caulking in multiple locations is lifted and detached, including the kitchen counter and bathtub surroundings. These are in contravention of section 5 of the Minimum Housing and Health Standards, which states: 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. (a) Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to dirt, grease, vermin and bacteria and that are easily kept clean.
- e. There was a partial guard installed on the stairs leading inside the suite to the main entrance, spindles width was approximately 7 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.
- f. There were no handrails installed on the stairs inside the suite leading to the suite entrance. 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.
- g. The front and back suite entrance doors were not weatherproof, daylight can be seen from inside. This is in contravention of section 2 (b) (i) of the Minimum Housing and Health Standards which states: All windows and exterior doors shall be maintained in good repair, free of cracks and weatherproof.
- h. The rear entrance top landing floor was damaged, surface covering was lifted and detached. This is in contravention of section 5 of the Minimum Housing and Health Standards, which states: 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.
- i. There were no handrails installed on the stairs leading to basement. 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.

- j. The rear light in the back entrance area was not operational. This is in contravention of section 11 of the Minimum Housing and Health Standards, which states: Very 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.
- k. There were combustible items placed around the furnace and hot water tank. This is in contravention of section 5 (2) of the Housing Regulation, Alberta Regulation 173/99 which states: 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.

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. Install a smoke alarm in the main floor bedroom area and ensure it is good working condition always.
 - b. Repair or replace the bottom right burner on the kitchen stove in the main floor suite.
 - c. Hire a qualified electrician to install ground-fault interrupter outlets adjacent the kitchen sink, and ensure the proper function of the rear light fixture.
 - d. Repair surfaces and finishes, ensure that all walls, floors, and floor coverings are maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean. (a) Rooms containing a flush toilet and/or a bathtub or shower shall have walls and floors that are smooth, non-absorbent to moisture and easy to clean. All walls shall form a watertight joint with each other, the floor, the ceiling and where applicable with the bathtub or shower. (b) Rooms and sections of rooms that are used for food preparation and cooking shall have walls and floors constructed of materials which do not provide harbourage to vermin and bacteria, and that are easily kept clean.
 - e. Install guards and handrails in the front and back entrance area of the mainfloor suite, and handrails leading to the basement in compliance with the requirements of the Alberta Building Code or a Professional Engineer design.
 - f. Repair the weatherstrip on the front and back entrance doors, ensure the exterior doors are in good weatherproof condition.
 - g. Remove the combustible items around the furnace and hot water tank, ensure there is 3 feet clearance around the appliances.
2. The work referred to in paragraph 1 shall be completed by:
 - a. Item a and g must be completed immediately.
 - b. Item b through f must be completed by February 15, 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 Edmonton, Alberta, December 23, 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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www.albertahealthservices.ca/eph.asp