

ORDER OF AN EXECUTIVE OFFICER FOR REPAIR

To: **Derek Breault**
 “the owner”

RE: Those housing premises located in St. Albert, Alberta and municipally described
 as: 18 Lockhart Drive

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. There were water damaged building materials around the window in the basement corner bedroom (north east room).
- b. There were two panes missing from the window in the basement corner bedroom (north east room).
- c. The openable area for the basement bedroom windows (north east corner room and east central room) was inadequate for emergency egress. The openable area for each window was 0.32 square meters (less than the 0.35 square meters required).

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 water damaged building materials around the window in the basement corner bedroom (north east room). This is in contravention of section (1) (c) of the Minimum Housing and Health Standards which states that: “Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.”
- b. There were two panes missing from the window in the basement corner bedroom (north east room). This is in contravention of section (2) (b) (ii) of the Minimum Housing and Health Standards which states that: “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.”
- c. The openable area for the basement bedroom windows (north east corner room and east central room) was inadequate for emergency egress. The openable area for each window was 0.32 square meters (less than the 0.35 square meters required). This is in

contravention of section 3(b) (i) and (ii) of the Minimum Housing and Health Standards which states: “(i) For buildings of 3 storeys or less, 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. (ii) Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas of not less than 0.35 square meters, with no dimension less than 380mm.”

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 damaged building materials around the window in the basement corner bedroom (north east room).
 - b. Ensure that all windows in habitable rooms 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.
 - c. Install a window in all bedrooms that meets emergency egress requirements or install an approved sprinkler system, in accordance with building code and permit requirements.

2. The work referred to in paragraph 1 shall be completed on or before May 7, 2018, if the premise is occupied by tenants. The work referred to above must be completed to the satisfaction of an Executive Officer of Alberta Health Services.

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 6, 2018.

_____ (Original Signed) _____

Karen Hislop, CPHI(C)
Executive Officer
Public Health Inspector

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
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.

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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