

ORDER OF AN EXECUTIVE OFFICER FOR REPAIR

To: Mary Scott and James Scott
"Owners"

RE: Municipally known as 4425 – 118 Avenue Common Area Edmonton, Alberta

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above 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 the prevention or suppression of disease, namely:

- a. Several of the laminate floor tiles on the stairs in the common hallway were cracked or chipped.
- b. There was no smoke alarms or smoke alarm system positioned on the ceiling in the common hallway area.
- c. There were numerous areas of unfinished drywall in the common area hallway.
- d. There was a significant amount of water damage in the laundry room. Water staining was noted around the vent stack for the laundry, on the wall just above the dryer and on the top of the wall just before the ceiling. In both water damaged areas the drywall putty had cracked with a portion of the putty missing exposing a moldy surface underneath.
- e. There was an un-mounted fire extinguisher on the floor just outside the laundry area, this was a tripping hazard.
- f. There were several electrical outlets located on the walls in the common area that did not have cover plates.

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. Several of the laminate floor tiles on the stairs in the common hallway were cracked or chipped which is in contravention of section III(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. There was no smoke alarms or smoke alarm system positioned on the ceiling in the common hallway area which is in contravention of section IV(12) of the Minimum Housing and Health Standards which states that: 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.

- c. There were numerous areas of unfinished drywall in the common area hallway section III(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.
- d. There was a significant amount of water damage in the laundry room. Water staining was noted around the vent stack for the laundry, on the wall just above the dryer and on the top of the wall just before the ceiling. In both water damaged areas the drywall putty had cracked with a portion of the putty missing exposing a moldy surface underneath which is in contravention of section III(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 and Housing Regulation section 5(2) 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.
- e. There was an un-mounted fire extinguisher on the floor just outside the laundry area, this was a tripping hazard which is in contravention of Housing Regulation section 5(2) 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.
- f. There were several electrical outlets located on the walls in the common area that did not have cover plates which is in contravention of section IV(11) of the Minimum Housing and Health Standards which states that: Every 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.

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. As this home was built prior to 1990 you must retain the services of an **Environmental Consultant or Industrial/Occupational Health Hygienist, be approved by Alberta Health Services and prior to any renovations being completed you must have the Environmental Consultant** assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials. This testing must be performed prior to the commencement of repairs. Since there has been a large amount of drywall that has been already removed and or repaired Aggressive Asbestos Air sampling in accordance with the Alberta Asbestos Abatement Manual will be required in the area to ensure that there are no asbestos fibers in the air.
 - b. In the event that asbestos is present **provide Environmental Public Health with a written asbestos management/abatement plan in accordance with the Alberta Occupational Health and Safety Code for Asbestos abatement.**
 - c. Once the above work is completed have the environmental consultant assess the conditions within the above noted premises for all water damaged materials and mould, the assessment is to include the entire premises including the attic, wall and

- floor cavities, and crawlspaces. A full pre mould remediation inspection report is required. At a minimum the report must describe the building construction, finishes, materials and components and recommendations for restoration. All hazardous building materials are to be properly managed and disposed of in accordance with government standards and guidelines and industry codes of practice. Once the materials have been removed and a post mould remediation report is required this will include environmental air quality sampling and photographic evidence that all mouldy material has been. **Testing and reporting shall follow the requirements outlined in Alberta Health Services' Fungal Air Testing Protocol.**
- d. As a significant amount of water damage came from the roof, a roof report will be required from a qualified roofing person. The report must indicate that the roof is in good repair and impervious to water infiltration. If repairs are required these must be completed by qualified contractor.
 - e. Ensure there is a functional smoke alarm system or smoke alarms installed on the ceiling outside the suites as per the current Alberta Fire Code and mount the fire extinguisher on the wall.
 - f. Repair or replace all the damaged floor tiles. Ensure all walls, windows, ceilings, 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.
 - g. Finish all unfinished areas of drywall in the common area. Ensure all walls, windows, ceilings, 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.
 - h. Install proper electrical plate covers for all electrical outlets. Ensure that all outlets, switches and fixtures are properly installed and are maintained in a good and safe working condition.
 - i. Take any further steps in the interests of preserving and maintaining the health of any person who may, in the future, occupy the above noted premises as may be required by the Executive Officer.
2. The work referred to in paragraph 1 shall be completed by 14 June, 2017 with the exception of [e] which must be completed within 48 hours

Be Advised:

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 16 May, 2017
_____(Original Signed)_____

Ingrid Bohac, CPHI(c)
Executive Officer
Alberta Health Services

tel: (780) 735-1787 **fax:** (780) 735-1801

Confirmation of an oral order to Owner 17 May 2017.

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 within ten (10) days after receiving the order to the Public Health Appeal Board located at Reception, Main Floor. Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta, T5J 1S6, Telephone 780-427-2813 Fax 780-422-0914.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at

780-342-0122 or the Public Health Appeal Board 780-427-2813.

You are advised that all orders remain in effect pending such an appeal

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.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

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