

ORDER OF AN EXECUTIVE OFFICER

To: **Ajay Verma**
"the Owner"

RE: Those premises located in Edmonton, Alberta and municipally described as:
5718 137 Avenue NW
(Lot 57, Block 1, Plan 5631MC)

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. Multiple outlet and light switch covers were missing throughout the premises.
- b. The kitchen stove bottom right burner was not operational.
- c. The stair nosing and surface have lifted and detached on basement stairs leading to the main floor
- d. Caulking on kitchen counter had lifted and detached.
- e. Water damage and mould observed on the bathroom tub surround.
- f. The west guard was loose on front entrance of the premises, east guard was missing.
- g. The back entrance and main floor basement handrails were missing.
- h. Multiple windowpanes missing or broken in the basement. Windowpanes lifted and detached.

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. Item (a) 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.
- b. Item (b) is in contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- c. Item (c) 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.

- d. Item (d) is in contravention of section III(5)(b) of the Minimum Housing and Health Standards which states that: 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. Item (e) 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.
- f. Items (f and g) are in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, 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. Item (h) is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

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. **You must retain the services of an Environmental Consultant or Industrial/Occupational Health Hygienist, that must be approved by Alberta Health Services and prior to the commencement of renovation or repairs:** As this building was built prior to 1990, the presence of asbestos within building materials is likely thus all precautions must be taken. Ensure proper removal/handling of impacted materials following current codes and standards. The consultant *must* assess the conditions within the above noted premises including performing applicable sampling for asbestos containing materials.
 - (i) In the event 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. **If water damaged building material has already been removed prior to testing, ensure an aggressive asbestos air quality test is performed. All test results are to be submitted to Alberta Health Services Environmental Public Health for review.**
 - (ii) Then the environmental consultant will assess the conditions within the above noted premises for all water damaged materials and mould in the bathroom and any other affected areas. 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.**

- b. After completing all asbestos requirements as indicated in section (a). Remove and replace all water damaged building and moulded material in and around the bathroom tub surround.
- c. Install missing or damaged outlet and light covers throughout the premises. Outlets, switches and fixtures are to be properly installed and are maintained in a good and safe working condition.
- d. Repair or replace damaged or broken kitchen stove burner. Ensure all electrical stove burners are maintained in a good and safe working condition.
- e. Repair damaged stair surface leading to the main floor from the basement. Ensure all surfaces are smooth, durable and impervious to moisture rendering it to be easily cleanable.
- f. Repair or replace stair nosing that had detached on stairs leading to the main floor from the basement. Ensure all surfaces are smooth, durable and impervious to moisture rendering it to be easily cleanable.
- g. Repair or replace the kitchen counter caulking that had lifted and detached. Ensure all surfaces are smooth, durable and impervious to moisture rendering it to be easily cleanable.
- h. Repair or replace the front entrance of the premises west guard. Ensure the guard is secured.
- i. Install a guard on the east portion of the stairs leading to the front entrance.
- j. Install a handrail on the both stairs leading to the back entrance and stairs.
- k. Install/repair or replace all broken or missing basement window panes. Ensure all windows are maintained in good repair, free of cracks and weatherproof.

2. The work referred to in paragraph 1 shall be completed by:
 - a. Items a - b: to be completed in 14 day.
 - b. Items c – k: to be completed in 30 days.

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, May 9, 2022.

Confirmation of a verbal order issued to Ajay Verma on May 6, 2022.

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 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: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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www.albertahealthservices.ca/eph.asp