

ORDER OF AN EXECUTIVE OFFICER

To: Shaneil Sewak, &
Blair Verbin,
“the Owners”

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 57525 Range Road 255.

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 are no smoke alarms installed in the south side bedroom hallway of the premises. The operational state of the smoke alarms installed in the northwest bedroom hallway and second floor bedroom hallway is unknown.
- b. The bedroom windows do not meet emergency egress requirements. There are a total of seven bedrooms all with the same window dimensions. The openable size was measured to be 10 inches X 26 inches and area calculated to be 0.17 square meters or 1.72 square feet.
- c. Handrails are not present on the stairs leading to the basement.
- d. The guardrails are being used as handrails for the stairs leading to the second floor. The plexiglass is being used as a guardrail for the second-floor interior balcony. The integrity of the plexiglass is not suitable to deter person from falling.
- e. The floor located in the washroom of bedroom number 4 is peeling. The floor transition piece located in the south hallway of the premises is lifting and broken.
- f. The corner of the wall located in the south kitchen and hallway is peeling.
- g. A large hole is present in the ceiling of theater room.
- h. Electrical switch covers are missing in the premises.
- i. A locking mechanism is not installed on the patio door located in the east side of the premises.
- j. The premises is using a water well for drinking water purposes. Further information is required to assess the Vulnerability Assessment for the Water Well (VRAW).
- k. Mouse droppings are present in the main kitchen and pantry areas.
- l. The exterior porches has rotted material and is deteriorated, predominately in the areas leading to the entrance doors on the west side of the house.

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 are no smoke alarms installed in the south side bedroom hallway of the premises. The operational state of the smoke alarms installed in the northwest bedroom hallway and second floor bedroom hallway is unknown, which is in contravention of Section 12 of

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 bedroom windows do not meet emergency egress requirements. There are a total of seven bedrooms all with the same window dimensions. The openable size was measured to be 10 inches X 26 inches and area calculated to be 0.17 square meters or 1.72 square feet, which is in contravention of Section 3 (b) (i) and (ii) of Alberta Minimum Housing and Health Standards which states: **(i) Emergency egress windows for buildings of 3 storeys or less and 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 and (ii) windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")**.
- c. Handrails are not present on the stairs leading to the basement, which 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**".
- d. The guardrails are being used as handrails for the stairs leading to the second floor. The plexiglass is being used as a guardrail for the second-floor interior balcony. The integrity of the plexiglass is not suitable to deter person from falling, which 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**".
- e. The floor located in the washroom of bedroom number 4 is peeling. The floor transition piece located in the south hallway of the premises is lifting and broken, which is in contravention of Section 5 (a) 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. 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**".
- f. The corner of the wall located in the south kitchen and hallway is peeling, which is in contravention of Section 5 (b) 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. 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**".
- g. A large hole is present in the ceiling of theater room, which is in contravention of Section 5 of 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**".

- h. Electrical switch covers are missing in the premises, which is in contravention of Section 11 of Minimum Housing and Health Standards, which states, “**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**”.
- i. A locking mechanism is not installed on the patio door located in the east side of the premises, which is in contravention of Section 3 (a) of the Minimum Housing and Health Standards, which states, “**Locking Window and Door Hardware. Exterior windows and doors shall be capable of being secured**”.
- j. The premises is using a water well for drinking water purposes. Further information is required to assess the Vulnerability Assessment for the Water Well (VRAW), which is in contravention of Section 9 of the Minimum Housing and Health Standards, which states, “**Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants**”.
- k. Mouse droppings are present in the main kitchen and pantry areas, which is in contravention of Section 16 (a) of Minimum Housing and Health Standards, which states, “**The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition. The owner shall ensure that the housing premises are free of insect and rodent infestation**”.
- l. The exterior porches has rotted material and is deteriorated, predominately in the areas leading to the entrance doors on the west side of the house, which is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states, “**Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced**”.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

- 1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install operational smoke alarms in all bedroom hallways.
 - b. Ensure all bedrooms meet emergency egress requirements such as replace all bedroom windows by ensuring that they meet minimum requirements. Provide an order receipt for the replacement of the bedroom windows. Accompanying information must include the specifications on the unobstructed openable area of the windows, the expected installation date, and any other information the Executive Officer requests to determine the suitability of the windows. Alternatively, installing a sprinkler system as per Alberta Building Code or providing direct outside access from each individual bedroom would also meet emergency egress requirement.
 - c. Handrails must be installed and maintained in a good repair as per Alberta Building Code.
 - d. Guardrails must be installed and maintained in a good repair as per Alberta Building Code.
 - e. The flooring must be repaired or replaced, and the transition piece must be secured. All flooring in the premises must be maintained in a smooth, easy to clean and moisture resistant state.
 - f. All wall surfaces must be painted and maintained in a smooth, easy to clean and moisture resistant state.
 - g. The hole in the theatre ceiling must be covered or repaired.
 - h. All missing electrical switch covers must be installed.
 - i. A locking mechanism must be installed to ensure that all exterior doors are capable of being secured.

- j. Submit a copy of the well drilling report and information on water treatment to local Environmental Public Health Office for review.
 - k. All mouse droppings must be cleaned. A licensed pest control operator must be contacted to vermin proof the premises. A copy of the pest control operator report must be submitted to the local Environmental Public Health office.
 - l. All rotted building materials must be removed and replaced.
2. The work referred to in paragraph 1(a) (j) and (k) shall be completed by June 25, 2023 and 1 (b) (c) (d) (e) (f) (g) (h) (i) and (l) shall be completed by July 20, 2023.

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 St. Albert, Alberta, June 20, 2023



Ravinder Thind, 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, 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>

Copy: Sturgeon County

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