

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES

To: Kim Jong Sun
Burnaby, British Columbia

Sun Hey Chung
Edmonton, Alberta

Hakki Chung
Edmonton, Alberta

Hyun Wook Kim
Burnaby, British Columbia

Young Il Kim
Edmonton, Alberta

RE: Main Building Basement Accommodations
Royal Western Motel
15335 – 111 Avenue
Edmonton, Alberta
T5M 2R3

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 the prevention or suppression of disease, namely:

- a. Openable area of the window in the southwest bedroom was measured at 12" x 11" which is too small.
- b. There is no exterior window in the west bedroom, and therefore no means of emergency egress.
- c. Openable area of the window in the northwest bedroom was measured at 12" x 11" which is too small.
- d. Openable area of the window in the north bedroom was measured at 12" x 11" which is too small.
- e. There was no handrail for the flight of stairs leading into the basement accommodation area.
- f. There was no mechanical or natural ventilation in the bathroom.

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 is no adequate means of emergency egress at all bedrooms in the basement which is a contravention of section 3(b)(i) and 3(b)(ii) of the Minimum Housing and Health Standards which states: Emergency Egress (i) For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior of 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 not less than 0.35 m^2 (3.8ft^2), with no dimension less than 380 mm (15”).
- b. There was no handrail for the flight of stairs leading into the basement accommodation which is a contravention of section 3(c)(i) of the Minimum Housing and Health Standards which states: Handrails (i) 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.
- c. There was no mechanical or natural ventilation in the bathroom which is a contravention of section 7(c) of the Minimum Housing and Health Standards which states: All rooms containing a flush toilet and/or bathtub or shower shall be provided with natural or mechanical ventilation.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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. Ensure all bedrooms have at least one outside window with an openable area not less than 0.35 m^2 (3.8ft^2), with no dimension less than 380 mm (15”).
 - b. Install a handrail between 32” and 36” on either side of the staircase leading into the basement accommodations.
 - c. Install a functional mechanical ventilation in the bathroom.
2. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

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, July 10, 2014

(Original Signed)

Thomas Cheung, B.Sc., BEH(AD), CPHI(C)
Executive Officer
Environmental Health Officer

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

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www.albertahealthservices.ca/eph.asp