

ORDER OF AN EXECUTIVE OFFICER

To: Nathan Chang

Condominium Plan 8020705
“the Owner”

RE: Those housing premises located in Edmonton, Alberta and municipally described as:
Clareview Park Esates
13850 –27 street NW
13854 – 27 street NW
13858 – 27 street NW
13862 – 27 street NW
13866 – 27 street NW
(Lot, Block 42, Plan 8020705)

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 was evidence of a cockroach and mouse infestation. Complaints were received from occupants regarding the cockroach infestation and dead cockroach carcasses were seen during inspections. There were complaints received from occupants regarding the mouse infestation and mice feces were seen in numerous suites throughout the complex.
- b. Numerous furnaces were installed without applying for the required Heating Ventilation and Air Condition (HVAC) permits and therefore, they were not inspected by a Safety Codes Officer (SCO) with the City of Edmonton (COE). Environmental Public Health could not ensure that they have been installed safely and correctly.
- c. The furnaces used for hallway heating and pressurization were not functioning for buildings 13862- 27 Street NW and 13866 – 27 street NW as confirmed by the gas provider.
- d. Numerous electrical building code violations were noted throughout the complex including but not limited to: incorrect electrical outlets for furnace switches, Ground Fault Indicators not functioning in various suites, and electrical wires were not capped or housed properly inside junction boxes).
- e. Common areas were found in an unsanitary conditions. Areas around the building and front entrances were littered with garbage, stairways were covered with dirt and debris, and hallway floorings were either heavily stained or covered in dirt.

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 was evidence of a cockroach infestation and a mouse infestation which is a contravention of the section V 16(a) of the Minimum Housing and Health Standards which states that: The owner shall ensure that the housing premises are free of insect and rodent infestations. (i) all situations requiring the application of pesticides shall be conducted in accordance with the Environmental Protection and Enhancement Act and regulation; and (ii) whenever a pesticide is applied in a dwelling, the occupant shall be notified in accordance with the latest edition of the Environmental Code of Practice for Pesticides published by Alberta Environmental Protection.
- b. Numerous furnaces were installed without applying for the required Heating Ventilation and Air Condition (HVAC) permits and therefore, they were not inspected by a Safety Codes Officer (SCO) with the City of Edmonton (COE). Environmental Public Health could not ensure that they have been installed safely and correctly which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22 degrees Celsius (71 Fahrenheit), or maintained at a temperature of at least 22 degrees Celsius (71 Fahrenheit) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- c. The furnaces used for hallway heating and pressurization were not functioning for buildings 13862- 27 Street NW and 13866 – 27 street NW as confirmed by the gas provider which is in contravention of section IV(8)(a)(i) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be *capable* of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of at least 22 degrees Celsius (71 Fahrenheit), or maintained at a temperature of at least 22 degrees Celsius (71 Fahrenheit) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- d. Numerous electrical building code violations were noted throughout the complex including but not limited to: incorrect electrical outlets for furnace switches, Ground Fault Indictors not functioning in various suites, and electrical wires were not capped or housed properly inside junction boxes) 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.
- e. Common areas were found in an unsanitary conditions. Areas around the building and front entrances were littered with garbage, stairways were covered with dirt and debris, and hallway floorings were either heavily stained or covered in dirt which is in contravention of section V(16) of the Minimum Housing and Health Standards which states that: 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.

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. Hire a licensed Pest Control Operator to inspect and treat **all suites and common areas** for bedbugs and cockroaches as required by the licensed pest control operator. ***Provide copies of pest control reports to this office.***
 - b. Implement an integrated pest control management program (IPM). This is to include the chemical and physical pest control treatment as required by the licensed pest control operator. IPM is to include continual monitoring and pesticide treatment until all present pests have been eradicated.
 - c. Ensure that continual monitoring as required by the licensed pest control operator be initiated for any future pest.
 - d. Ensure the building owner(s), property managers, and occupants/tenants work together to discourage any pest infestation and/ or nesting by employing a number of control methods and by performing continual building maintenance in areas of concern. All parties are advised to work with and adhere to any prescribed actions from the exterminator (pest control Company) contracted to service the building, and to consider a combination of physical control measures consistent with an Integrated Pest Management program (IPM).
 - e. Hire a qualified plumber that is licensed to inspect gas fired appliance to conduct a full inspection of all gas fired appliances. The inspection must include the furnace, all components of the furnace, hot water tank and all venting stacks as per the HVAC Safety Codes Officer with the City Of Edmonton (COE). HVAC Permits will be required for those units that have not been permitted and inspected. Once all the work has been completed and inspected by the COE, a complete report from the COE indicating that the gas fired appliances have been properly and safely installed must be provided to this office.
 - f. A full inspection for the furnaces located in the hallways of buildings 13862 and 13866 is required. HVAC permits will be required for these two units as the gas lines must be tested before the gas can be restored and the furnaces certified for use. Once all the work has been completed and inspected by the COE, a complete report from COE indicating that all required repairs have been completed must be provided to this office.
 - g. All other furnaces must be checked by the qualified contractor as being safe for use as per the request from COE. A complete report from the contractor must be completed and submitted to this office.
 - h. Due to the numerous electrical code violations noted by the electrical SCO with the COE within the complex, a full electrical inspection is required for the entire premises by a licensed master electrician. An electrical permit for the required work is required. Once all the work has been completed and inspected by the COE. A complete electrical report from COE indicating that all required repairs have been completed must be provided to this office

- i. The owner is to hire a cleaner that will maintain the common areas in and around the entire complex. Cleaning must be completed on all buildings on a weekly bases or as needed to ensure common areas are maintained in a sanitary manner.

2. The work referred to in paragraph 1 shall be completed by July 15, 2018

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. **Until the above Executive Officers Order is fully complied with no vacant suites in this complex are to be rented / occupied.** 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, 29 May 2018

Ingrid Bohac, 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 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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