

ORDER OF AN EXECUTIVE OFFICER

To: **AUM Hotel Group Inc.** **Prem Singhmar**
 "the Owner" "the owner"

RE: Those premises located in Edmonton, Alberta and municipally described as:
 Lot 1, Block 4, Plan 1323656
 Hyatt Place Edmonton/Downtown, 9576 Jasper Avenue NW

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. Nine HVAC roof top units located in a semi-enclosed roof top area were drawing fresh air from the semi-enclosed space which was heavily contaminated with pigeon feces and pigeons.
- b. The heating and ventilation system did not appear to be in good working order. Some concerns noted included:
 - Fans in the laundry room did not turn on when the commercial dryers were in use.
 - Carbon monoxide detectors in the parkade did not appear to be calibrated and it could not be guaranteed that the exhaust system was turning on as required.
 - The fresh air supply and return air vents were in close proximity to one another.
- c. There was evidence of water infiltration in various areas of the premises including but not limited to:
 - Extensive water staining on the ceiling tiles, light fixtures and on walls throughout the lower levels hallways (only accessible by staff).
 - Water staining on the walls and floors in the parkade storage rooms.
 - Strong musty odour noted in the parkade.
 - Extensive water staining and damaged wall material in the north public stairwell adjacent to the elevators between the 2nd and 3rd floors.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 exist in and about the above noted premises, namely:

- a. Items (a., b., and c.) are in contravention of section 2(1) of the Nuisance and General Sanitation Regulations which states: "No person shall create, commit or maintain a nuisance."

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. Items (a. and b.) are in contravention of section 5(2) of the Housing Regulations which states: 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.
- b. Item (c) is in contravention of Section III (1)(b) and (c) which states: Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation. (c) 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 Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Hire a qualified cleaning contractor to clean the area where the HVAC units are located. Ensure safe measures are in place to protect staff and guests from the various disease organism carried by pigeons. A copy of the report outlining what work was completed must be provided to this office.
 - b. Hire a qualified pest control company to rid the area where the HVAC units are located of pests. This includes working with the pest control company 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. A copy of the report from the pest control company must be provided to this office.
 - c. Once items a and b above have been addressed, hire a qualified contractor to service and clean the HVAC system to remove any potential contaminates. A copy of the report must be provided to this office.
 - d. Investigate the source of water infiltration in the various areas of the hotel and address. Ensure all water damaged materials are removed and replaced with material that is in good repair.
 - e. Ensure the HVAC system is in good repair and all non-compliant condition identified by the Safety Codes Officer are met.
2. The work referred to in paragraph 1 shall be completed by:
 - The names of the pest control operator and cleaning contractor must be provided to this office on or before August 27, 2018 and work must commence on or before August 31, 2018.
 - Item (c) must be completed on or before September 4, 2018.
 - Item (d) must be completed on or before September 30, 2018.
 - Item (e) must commence immediately.

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, August 24, 2018

Confirmation of a verbal order issued to Prem Singh on August 24, 2018.

_____(Original Signed)_____

Meaghan Allen, CPHI(C)
Executive Officer
Alberta Health Services

_____(Original Signed)_____

Kevin Jeroncic, 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: <http://www.health.alberta.ca/about/PHAB.html>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

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.

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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

Template revised May 8, 2018

Copy Robert King, Safety Codes Officer Senior Supervisor, City of Edmonton

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NW

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[10055 – 106 Street Edmonton, Alberta, Canada T5J 2Y2](#)

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