

CITY OF PRINCE ALBERT BYLAW NO. 14 OF 2007

A Bylaw of The City of Prince Albert respecting the authority to deal with property maintenance and the abatement of nuisances within the city.

WHEREAS Section 8 of *The Cities Act*, enables a Council to pass a bylaw for purposes of establishing standards for nuisances, including property, activities and things that affect the amenity of a neighbourhood;

NOW THEREFORE THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

PART 1 – INTERPRETATION

Short Title

1. This Bylaw may be cited as "The Property Amenities Bylaw".

Purpose

2. The purpose of this Bylaw is to provide for the proper maintenance of property and the abatement of nuisances, including property or things that:
 - (a) affect the safety, health and welfare of people in the neighbourhood; or
 - (b) affect the amenity of a neighbourhood.
 - (c) fail to meet a minimal housing standard.

Definitions

3. In this Bylaw:

- (a) "Act" means The Cities Act;
- (b) "building" means a building within the meaning of The Cities Act;
- (c) "Bylaw Enforcement Manager" means the person appointed by Council to administer and oversee bylaw enforcement for the City;
- (d) "City" means The City of Prince Albert;
- (e) "Council" means the Council of the City of Prince Albert;
- (f) "junked vehicle" means any automobile, tractor, truck, trailer or other vehicle that:
 - (i) has no currently valid license plates attached to it; and/or
 - (ii) is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition; and
 - (iii) is located on private land, but is not within a structure erected in accordance with any law respecting the erection of buildings and structures in force within the urban municipality in which the land is situated, and that does not form a part of a business enterprise lawfully being operated on that land;
- (g) "Bylaw Enforcement Officer" means an person appointed to represent the City in the Enforcement of this Bylaw;
- (h) "nuisance" means:
 - (i) a condition of property;
 - (ii) a thing;
 - (iii) an activity;
 that affects or may affect the amenity of a neighbourhood or the safety, health and welfare of people in the neighbourhood, and includes:
 - (iv) a building in a ruinous or dilapidated state of repair;
 - (v) an unoccupied building that is damaged and is an imminent danger to public safety;
 - (vi) untidy and unsightly property;
 - (vii) junked vehicles;
 - (viii) open excavations on property;
- (i) "occupant" means an occupant as defined in The Cities Act;
- (j) "owner" means an owner as defined in The Cities Act;

- (k) "property" means land or buildings or both;
- (l) "structure" means anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil, but not including pavements, curbs, walks or open air surfaced areas;
- (m) "graffiti" means any drawing, inscription, writing or other mark that disfigures or defaces any building, accessory building, fence or other structure, however made, or otherwise affixed.

Responsibility

- 4. Unless otherwise specified, the owner of a property, including land, buildings and structures, shall be responsible for carrying out the provisions of this Bylaw.

PART II – PROHIBITIONS

Nuisances Prohibited Generally

- 5. No person shall cause or permit a nuisance to occur on any property owned by that person.

6. Duty to Maintain

- (a) All property, including land, buildings and structures, shall be maintained in accordance with the minimum standards prescribed in this Part.
- (b) No person shall cause or permit the occupancy or use of any property, including land, building or structures, that do not conform to the minimum standards.
- (c) Every occupant of a property, including land, buildings and structures, shall:
 - (i) keep in a clean and sanitary condition that part of the property which the occupant occupies or controls;
 - (ii) maintain exits to the exterior of the building in a safe and unobstructed condition;
 - (iii) dispose of garbage and refuse and keep the property free from rubbish and other debris which might constitute fire, health or safety hazards; and

- (iv) keep any supplied fixtures clean and sanitary and exercise reasonable care in their property use and operation.
- (d) The standards for repair and maintenance of a building as set forth in Schedule "A" to this Bylaw shall be the minimum standards for the City of Prince Albert, and the said Schedule "A" is hereby enacted and adopted as a part of this Bylaw.
- (e) Any owner of a building that fails to maintain the building so that it conforms to the minimum standards described in Schedule "A" to this Bylaw shall be guilty of an offence and punishable on summary conviction.
- (f) Where an Order has been made pursuant to Section 328 of the Act and either all appeals pertaining thereto are completed or the time limit for appeal has expired, and the building does not conform with the minimum maintenance standards, the Owner shall be guilty of an offence and punishable on summary conviction.
- (g) Any person, other than a Bylaw Enforcement Officer or designated officer, who removes or defaces or destroys a Notice or Order posted pursuant to the authorities referred to in this Bylaw is guilty of an offence and punishable on summary conviction.
- (h) Any person who represents himself as a person designated pursuant to Sections 14 and 15 of this Bylaw when not so authorized is guilty of an offence punishable on summary conviction.

Untidy and Unsightly Property

7. Notwithstanding the generality of Section 5, no person shall cause or permit any land or buildings to become untidy and unsightly due to the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels, scrap metal or other waste materials or junk.

Junked Vehicles

8. Notwithstanding the generality of Section 5, no person shall cause or permit any junked vehicle to be kept on any land owned by that person. On any individual

property up to 2 unlicensed vehicles may be stored if garaged, or properly covered in such a manner as to be protected from the elements.

Open Excavations

9. Notwithstanding the generality of Section 5, no person shall cause or permit any basement, excavation, drain, ditch, watercourse, pond, surface water, swimming pool or other structure to exist in or on any private land or in or about any building or structure which is dangerous to the public safety or health.

Overgrown Grass and Weeds

10. Notwithstanding the generality of Section 5, no owner or occupant of land shall cause or permit the land to be overgrown with grass or weeds.
11. For the purposes of this section, "overgrown" means in excess of 20 centimeters in height.
12. This section shall not apply to any growth which forms part of a natural garden that has been deliberately planted to produce ground cover, including one or more species of wildflowers, shrubs, perennials, grasses or combinations of them, whether native or non-native, consistent with a managed and natural landscape other than regularly mown grass.

Graffiti

13. Notwithstanding the generality of section 5, no person shall permit graffiti to remain on any building, accessory building, fence or any other structure on property owned by that person.

PART III – ENFORCEMENT, INSPECTIONS, OFFENCES AND PENALTIES

Enforcement of Bylaw

14. The Bylaw Enforcement Manager shall:
 - (a) administer and enforce this Bylaw within the City; and
 - (b) perform any other duties and may exercise any other powers that may be delegated by Council.

Appointment of Bylaw Enforcement Officers

15. The City may appoint any employee a person to act as a Bylaw Enforcement Officer for the purpose of enforcing this Bylaw.

Inspections

16. (a) The inspection of property by the City to determine if this Bylaw is being complied with is hereby authorized.
- (b) Inspections under this Bylaw shall be carried out in accordance with Section 324 of The Cities Act.
- (c) No person shall obstruct a Bylaw Enforcement Officer who is authorized to conduct an inspection under this section, or a person who is assisting a municipal inspector.
- (d) A Bylaw Enforcement Officer may request that the owner supply confirmation of a condition, a thing or an activity by providing a certificate, letter, or any other documentation from an expert in a field related to the condition, thing or activity.

Order to Remedy Contraventions

17. (a) If a Bylaw Enforcement Officer finds that a person is contravening this Bylaw, the officer may, by written order, require the owner or occupant of the property to which the contravention relates to remedy the contravention.
- (b) Orders given under this Bylaw shall comply with Section 328 of The Cities Act.
- (c) Orders given under this Bylaw shall be served in accordance with Section 347 of The Cities Act.

Registration of Notice of Order

18. If an order is issued pursuant to Section 14, the City may, in accordance with Section 328 of The Cities Act, give notice of the existence of the order by registering an interest against the title to the land that is the subject of the order.

Appeal of Order to Remedy

19. (a) A person may appeal an order made pursuant to section 14 in accordance with section 329 of The Cities Act.
- (b) Appeals shall be made initially to the Council of the City of Prince Albert or the appeal board as may be appointed by the Council of the City of Prince Albert.

City Remedying Contraventions

20. The City may, in accordance with Section 330 of The Cities Act, take whatever actions or measures are necessary to remedy a contravention of this Bylaw.

Civil Action to Recover Costs

21. The City may, in accordance with Section 332 of The Cities Act, collect any unpaid expenses and costs incurred in remedying a contravention of the Bylaw by civil action for debt in a court of competent jurisdiction.

Adding Amounts to Tax Roll

22. The City may, in accordance with Section 333 of The Cities Act, add any unpaid expenses and costs incurred by the City in remedying a contravention of this Bylaw to the taxes on the property on which the work was done.

Emergencies

23. In the event that it becomes an emergency to remedy a contravention of this Bylaw, the City may take whatever actions or measures are necessary to eliminate the emergency in accordance with the provisions of Section 331 of The Cities Act.

Offences and Penalties

24. (a) No person shall:
- (i) fail to comply with an order made pursuant to this Bylaw;
 - (ii) obstruct or hinder any Bylaw Enforcement Officer or any other person acting under the authority of this Bylaw; or

- (b) Every person who contravenes any provision of Subsection (a) is guilty of an offence and liable on summary conviction:
- (i) in the case of an individual, to a fine not exceeding \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for each day during which the offence continues;
 - (ii) in the case of a corporation, to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for each day during which the offence continues.
- (c) in the event of non-payment of a fine imposed pursuant to clause (b)(i), the individual convicted may be imprisoned for a term of not more than one year, unless the fine is paid sooner.

SEVERABILITY

25. If a Court of competent jurisdiction should declare any section or part of a section of this Bylaw to be invalid, such section or part of a section shall not be construed as having persuaded or influenced the Council to pass the remainder of the Bylaw, and it is hereby declared that the remainder of the Bylaw shall be valid and shall remain in force and effect.

26. Repeal of Bylaws

Bylaw No. 12 of 2003 is hereby repealed.

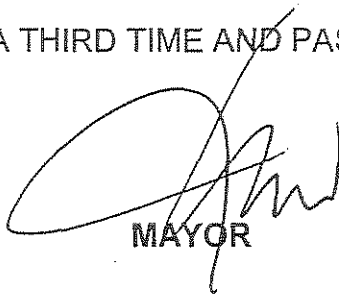
Coming Into Force

27. This Bylaw shall come into force on the day of its final passing.

INTRODUCED AND READ A FIRST TIME THIS 10 DAY OF April , AD 2007.

READ A SECOND TIME THIS 13 DAY OF August , AD 2007.

READ A THIRD TIME AND PASSED THIS 13 DAY OF August , AD 2007.


MAYOR


CITY CLERK

**SCHEDULE "A" to
BYLAW NO. 14 OF 2007**

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PROPERTY GUIDELINES

SECTION I: ACCESSORY BUILDINGS

A. ACCESSORY BUILDINGS

1. All accessory buildings shall be maintained to the following standards:
 - (a) to prevent deterioration due to weather
 - (b) free from health, fire and accident hazards
 - (c) insect, rodent and vermin free.

SECTION II: BUILDING EXTERIORS

A. EXTERIOR SURFACES

1. All exterior equipment including fans, vents, and air conditioners shall be maintained:
 - (a) in good repair and free of accident and fire hazards
 - (b) in a rust free condition.
2. Signs, billboards, posters and address signs attached to a building shall be maintained:
 - (a) so as not to cause any unsafe conditions
 - (b) without any visible deterioration of the sign and its supporting structure when viewed from any property including the property on which the sign is situated.
3. Sign supporting structures and cables that are unused or not properly secured on any Building shall be removed.

B. DOORS, WINDOWS, SHUTTERS AND HATCHWAYS

1. All doors, windows, storm or screen windows, shutters and hatchways in the exterior walls of a Building shall be maintained in a weather-tight condition so as to perform their intended function, including:
 - (a) repairing, refitting or replacing of defective doors, storm doors, windows and storm windows, frames, sashes, casings, shutters, hatchways or screens;
 - (b) repairing or replacing defective or missing hardware so as to be capable of being locked and easily openable from the interior without the use of keys or special devices;
 - (c) rescreening or weatherstripping if required
 - (d) painting or application of a similarly effective preservative.
2. Except where a bedroom door provides access directly to the exterior, each bedroom shall

have not less than one outside window capable of being opened from the inside without the use of tools or special knowledge. The window shall provide an unobstructed opening of not less than 380 mm (15 1/4") in height or width and must have a minimum total area of .35 m². Where a window opens into a window-well, a clearance of not less than 550 mm (22") shall be provided in front of the window.

3. In Buildings intended for use on a continuing basis during the winter months, windows which separate heated space from unheated space or from the exterior shall be provided with storm sash or double glazing.
4. When an opening to the exterior of a building is used or required for ventilation or illumination and is not required to be protected by a door, window or similar closure, it shall be protected with a wire mesh screen, metal grill or other equivalent durable material suitable to prevent the intrusion of rodents and other vermin.
5. In the case of an unoccupied or vacant Building, only exterior doors, windows (including storm or screen windows), shutters and hatchways shall be required to comply with Sections B1 and B4 excepting, in the case where the Building has been damaged by fire, such openings may be boarded securely until the Building is repaired or demolished.

C. EXTERIOR WALLS

1. Every exterior wall of a Building shall be protected with siding, including flashing, trim and other special purpose accessory pieces required for the siding system being used, sufficient to restrict the entry of rain and snow into the wall assembly.
2. Every exterior wall of a Building shall:
 - (a) be free of holes, breaks, loose or rotting boards or timbers, and any other conditions capable of admitting rain or dampness to the interior portions of the walls or the interior spaces of the building; and
 - (b) be maintained so as to prevent deterioration due to weather and shall be maintained by restoring or repairing of the walls by:
 - (i) coping or flashing;
 - (ii) waterproofing of joints and of the walls themselves; or
 - (iii) covering the walls with a protective surface sufficient to resist deterioration of the structural surface.
3. Without limiting the generality of the above, a protective surface of the exterior of a Building shall be deemed to require repair if:
 - (a) the protective surface paint is extensively blistered, cracked, flaked, scaled or chalked away; or
 - (b) the pointing of any brick or stone wall is loose or has fallen out.

D. ROOFS AND EAVESTROUGHS

1. Every roof of a Building including related roof structures, guards and lightning arrestors shall be maintained and repaired so as to properly perform the intended function, and be capable of supporting the loads to which it may be subjected.
2. Chimneys, smoke or vent stacks and other roof structures of a Building shall be maintained plumb and in good repair so as to be free from:
 - (a) loose bricks, mortar, and loose or broken capping; and
 - (b) loose or rusted stanchions, guy wires, braces and attachments; and
 - (c) any fire or accident hazard.
3. Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the Building in a manner which will prevent soil erosion and be maintained:
 - (a) in good repair;
 - (b) free from leaks; and
 - (c) free from hazards which are capable of jeopardizing health.
4. No roof drainage from a Building shall be directly discharged on public walkways or conveyed so as to cause dampness in the walls, ceilings or floors of any portion of any Building.
5. Facia boards, soffits, cornices and flashings of a Building shall be maintained in a watertight condition.

E. ROOF MOUNTED STRUCTURES

1. Antennas and structures of similar character attached to a building shall be maintained:
 - (a) plumb, unless specifically designed to be other than vertical;
 - (b) in good repair and free of fire and accident hazards; and
 - (c) in a rust free condition.

F. PROJECTIONS AND ATTACHMENTS

1. On a Building, every floor, stairway, veranda, porch, deck, loading dock, balcony, fire escape, exhaust duct, marquee sign, awning, stand pipe, and every appurtenance attached thereto shall be maintained so as not to constitute an accident hazard and to be capable of supporting the loads to which it may be subjected including:
 - (a) repairing or replacing floors, treads or risers that show excessive wear or are broken, warped, loose or otherwise defective;
 - (b) repairing, renewing or supporting structural members that are rotted, deteriorated or loose;
 - (c) providing, repairing or renewing balustrades, guardrails and railings;
 - (d) painting or applying other equivalent preservative; and

- (e) repairing or reconstructing the floor, stair, veranda, porch, deck, loading dock, balcony or other appurtenances out of plumb, off-level or out of the alignment to which it was designed, or constructed.
2. (a) Every exterior landing, porch and every balcony, mezzanine, gallery, raised walkway and roof of a Building to which access is provided for other than maintenance purposes, shall be protected by guards on all open sides where the difference in elevation between adjacent levels exceeds 600 mm (24") in accordance with NBC standards.
- (b) Every exterior stair of a Building which has more than 6 risers shall be protected with guards on all open sides where the difference in elevation between the adjacent ground level and the stairs exceeds 600 mm (24") in accordance with NBC standards.

G. VERMIN AND RODENTS

1. All Buildings shall be maintained so as to prevent the entry of vermin, rodents and insects and shall be kept rodent and vermin free so as not to constitute a health hazard.
2. Any condition liable to cause the presence of vermin, insects or rodents shall be removed from a Building. The owner shall ensure that the Building does not remain infested with vermin. The owner shall take such preventative measures as are necessary to prevent the reappearance of such vermin, insects and rodents.
3. The removal of vermin, insects or rodents must be done in accordance with the Saskatchewan Pest Control Products Act and Regulations if using products regulated by the Act.

SECTION III: BUILDING INTERIORS FOR RESIDENTIAL OCCUPANCIES

A. ACCESS

All access openings to crawl spaces, attics and similar spaces in a Building must be provided and shall be:

- (a) of adequate size minimum, 500mm (20") x 700mm (28");
- (b) accessible; and
- (c) maintained in good repair and fitted with a door or cover.

B. CLEANLINESS

1. To the extent of conditions capable of constituting a health, fire or accident hazard, a Building shall be maintained so that every floor, wall, ceiling, furnishing and fixture therein is in a clean condition, free from rubbish or other debris or conditions which constitute a fire, accident or health hazard as is appropriate to the use which is being made of the Building.
2. A Building shall be maintained free of manure, excrement, refuse, liquid and solid wastes which are capable of constituting a health, fire or accident hazard.

C. MOISTURE AND DAMPNES

1. A basement, unheated crawl space and other like space in a Building shall be adequately drained. A crawl space in a Building shall be vented by natural or mechanical means. Vents for a crawl space in a Building shall be designed to prevent the entry of snow, rain and insects, and shall be provided with tight-fitting covers to prevent air leakage in winter if the crawl space is heated.
2. Every floor, every ceiling, both sides of every interior wall and the interior side of every exterior wall in a building shall be maintained free from dampness.
3. Subsection 2 does not apply to:
 - (a) any non-habitable basement or cellar; and
 - (b) a garage.

D. ELECTRICAL

1. Every dwelling unit shall:
 - (a) be wired for electricity; and
 - (b) have lighting equipment installed and maintained throughout to provide adequate illumination; and
 - (c) have adequate electrical outlets where required.
2. An electrical light fixture shall be permanently installed and maintained in good working order in every water closet compartment, bathroom, shower room, kitchen, laundry room, furnace room, hall and stairway in a dwelling. All other rooms shall be provided with adequate electrical outlets.

E. EGRESS

1. Every Building shall provide a safe, continuous and unobstructed exit from the interior of the building to the exterior at street or grade levels.

F. TOILET AND BATHROOM

1. Every Dwelling used as a Dwelling Unit shall contain plumbing fixtures in good working order consisting of at least:
 - (a) a water closet;
 - (b) a wash basin; and
 - (c) a bathtub or shower.
2. All bathrooms and toilet rooms in a Building used as a Dwelling Unit shall be:
 - (a) located within and shall be accessible from within the building;
 - (b) fully enclosed with a door so as to provide privacy for the occupant;
 - (c) where one bathroom or toilet room is used by more than one Dwelling Unit, fully enclosed with a door capable of being locked from the inside so as to

- (c) provide privacy for the occupant; and appointed with a wash basin located within or conveniently adjacent thereto.

3. Every sink, wash basin, bathtub and shower in a Building which is required by The Public Health Act and this bylaw shall be capable of supplying sufficient water within the Building so as not to jeopardize the health of the Occupants.
4. All toilet facilities and toilet rooms in a Building used as a Dwelling Unit shall be maintained free from conditions capable of constituting a health hazard. The toilet room walls and ceilings shall be maintained in a smooth condition which does not absorb moisture to an extent capable of constituting a health, fire or accident hazard.
5. Waterproof finish shall be provided to a height of not less than 1.8 m (72") above the floor in shower stalls, 1.2 m (48") above the rims of bathtubs equipped with showers and 400 mm (16") above the rims of bathtubs not equipped with showers in a Building used as a Dwelling Unit. Waterproof finish shall consist of ceramic, plastic or metal tile, sheet vinyl, tempered hardboard or linoleum.
6. Every toilet room in a Building used as a Dwelling Unit shall be provided with an opening or openings for natural ventilation located in an exterior wall or through openable parts of skylights and all such openings shall have a minimum aggregate unobstructed free-flow area of 100 mm² except where an approved system of mechanical exhaust ventilation has been provided.
7. In a Building used as a Dwelling Unit including a rooming house, convenient access shall be provided from a common hallway or passageway, without exiting from the Building, or passage through another Occupant's Dwelling Unit to a water closet, wash basin and bathtub or shower.
8. Where a water closet is used by the occupants of more than one Dwelling Unit in a Building, the room in which it is located shall be accessible only from the common hall of the Building, and it shall not be located in any room that is used for the preparation, cooking, storing or consumption of food, or for sleeping purposes.
9. Seats shall be provided for all water closets in a Building used as a Dwelling Unit, and such seats shall be kept in good repair.

H. FLOORS

1. Every floor in a Building shall:
 - (a) be free of all loose, warped, protruding, broken or rotted materials
 - (b) be free of defective floor boards; and
 - (c) be reasonably level and smooth and maintained in good condition.
2. Floor coverings in bathrooms, kitchens, toilet rooms and shower rooms in a Building used as a Dwelling Unit shall be water resistant and be maintained in a condition sufficient to be free from conditions capable of constituting a health, fire or accident hazard.

I. BASEMENT FLOORS

1. Only basements or crawl spaces which are not served by a stairway leading from inside or outside of the Building may have an earth floor.
2. A basement of a Building which is served by a stairway leading from inside the Building or from outside the Building shall have a floor of concrete or other structurally sound material which is impervious to water, moisture and rodents.
3. The floor in a basement of a Building shall be free from major cracks or breaks which are capable of constituting a health, fire or accident hazard.

J. KITCHENS AND ROOMS WHERE FOOD IS PREPARED

1. A room in a Building used as a Dwelling Unit in which meals are prepared shall have a sink that is maintained in a condition sufficient to be free from conditions capable of constituting a health hazard.

K. LIGHTING AND ELECTRICAL

1. Fixtures for the provision of artificial light shall be maintained in good working order in every room, stairway, hall, elevator and basement in a Building which is occupied.
2. A Building which is used as a dwelling unit(s) shall:
 - (a) be wired for electricity;
 - (b) have lighting equipment installed and maintained throughout to provide adequate illumination; and
 - (c) have sufficient electrical outlets so as to be free from conditions capable of constituting a health, fire or accident hazard.
3. An electrical light fixture shall be permanently installed and maintained in good working order in every water closet compartment, bathroom, shower room, kitchen, laundry room, furnace room, hall and stairway in a Building used as a Dwelling Unit. All other rooms in a Dwelling Unit shall be provided with electrical outlets sufficient to be free from conditions capable of constituting a health, fire or accident hazard.

L. WATER SUPPLY & SEWAGE DISPOSAL

1. Every Building shall be provided with a supply of potable running water from a connection with the City's water services system or other approved water system conforming with the requirements of City Bylaws and The Public Health Act and shall be provided to a Building when required by The Public Health Act.
2. Every Building shall be provided with the City's sanitary sewer system or other approved sewage disposal system conforming with the requirements of City Bylaws and The Public Health Act and shall be provided to a Building when required by The Public Health Act.

M. PLUMBING FACILITIES

1. All plumbing in a Building, including plumbing fixtures, drains, waterpipes and connecting lines to water and sewer systems, shall be:
 - (a) protected from freezing;
 - (b) maintained in good working order;
 - (c) repaired and free from leaks or other defects; and
 - (d) maintained in compliance with Plumbing and Drainage Regulations.

N. STAIRS, LANDINGS, GUARDRAILS, HANDRAILS AND BALUSTRADES

1. Every stair or landing and every appurtenance attached thereto in a Building shall be maintained and repaired so as to be safe to use and capable of supporting the loads to which it may be subjected, including:
 - (a) repairing or replacing treads or risers that show excessive wear or are broken, warped, loose or otherwise defective
 - (b) repairing, renewing or supporting structural members that are rotten, deteriorated or loose
 - (c) painting or the application of other equivalent preservative; and
 - (d) insuring treads and risers are of uniform dimension.
2. Every open side of a stairway, landing or stairwell in a Building which is occupied shall have a rigid guardrail installed which meets the following specifications:
 - (a) handrails shall be provided on all stairs and located 800 mm (32") to 920 mm (36.8") measured vertically from the edge of the tread nosing;
 - (b) guards around exterior balconies, decks or landings shall be designed so that no member, attachment or opening within 100 mm (4") to 900 mm (36") will facilitate climbing, and all openings through the guard shall not exceed 100 mm (4") in width; and
 - (c) guards around exterior balconies, decks or landings serving more than one Dwelling Unit or greater than 1.8 m (72") above finished ground level must be a minimum of 1070 mm (42") high.
3.
 - a) Every exterior landing, porch and every balcony, mezzanine, gallery, raised walkway and roof to which access is provided for other than maintenance purposes in a Building shall be protected by guards on all open sides where the difference in elevation between floor levels or between floor and ground levels is greater than 600 mm (24").
 - b) Every window and glass panel in an exit stairway, public hallway or corridor or any area accessible to the public in a Building which extends to less than 1m (39") above the stairs, landing or floor shall have a rigid guardrail installed .

Q. VERMIN AND RODENTS

1. A Buildings shall be maintained so as to eliminate any condition liable to bring about the existence or presence of vermin, insects or rodents, to permit the entry of vermin, insects or rodents into any Building, or to eliminate existing vermin or rodents except those harboured as pets within the building.

R. WALLS AND CEILINGS

1. Interior surfaces of walls and ceilings in a Building which is used as a Dwelling Unit shall be repaired and maintained:
 - (a) in a condition free from conditions capable of constituting a health, fire or accident hazard;
 - (b) free from holes and broken, torn, damaged, decayed and stained material which is capable of constituting a health, fire or accident hazard; and
 - (c) in a condition to maintain the fire resistive properties sufficient to be free from constituting a fire hazard.

S. DOORS

1. Existing doors and frames in a Building which is used as a Dwelling Unit shall be maintained free from conditions capable of constituting a health, fire or accident hazard.

T. HEATING SYSTEM

1. Every Building used as a Dwelling Unit shall be provided with a heating system capable of maintaining an indoor temperature of 22 C at the outside winter design temperature without having to use temporary portable heaters.
2. The heating system required by subsection 1 shall be maintained in a sufficiently good working condition so as to be capable of heating the dwelling safely to the required standard. All other fuel-burning appliances shall be maintained in a sufficiently good working order to be free from constituting a health, fire or accident hazard.
3. Auxiliary heaters shall not be used as a primary source of heat in any Building which is used as a Dwelling Unit.
4. All heating equipment involving combustion in a Building shall be connected to a chimney or a flue in an approved manner so as not to provide any health, fire, or accident hazard.
5. A space in a Building that contains a heating unit shall have a natural or mechanical means of supplying air by a duct from out of doors in such quantities as to provide adequate combustion.
6. Where a heating system, or part of it, or any auxiliary heating system, burns solid or liquid fuel in a Building, a space or receptacle for the storage of the fuel shall be provided and maintained in a convenient location and properly constructed so as to be free from fire or accident hazards.

7. Fire dampers shall be maintained in a Building when so installed.

U. CHIMNEYS AND FIREPLACES

1. Chimneys in a Building shall be maintained in a sufficient condition to be free from conditions capable of constituting a health, fire or accident hazard.

2. Every chimney, fireplace, smoke pipe, flue and gas vent in a Building actually in use or available for use shall be kept clear of obstruction and cleaned so as to prevent the heating of adjacent combustible material and structural members to unsafe temperatures and should be effectively vented to the outside air .

V. SMOKE ALARMS AND FIRE EXTINGUISHERS

1. Smoke alarms conforming to can/ulc-S531, "Standard for Smoke Alarms" shall be installed within dwelling units and shall be installed so that

(a) there is at least one smoke alarm on each floor level, including basements, that is 900 mm (36") or more above or below an adjacent floor level,

(b) each bedroom is protected by a smoke alarm either inside the bedroom or, if outside, within 5 M, measured following corridors and doorways, of the bedroom door, and

(c) the distance, measured following corridors and doorways, from any point on a floor level to a smoke alarm on the same level does not exceed 15 M.

2. Where the installation of smoke alarms are required, smoke alarms shall be installed on or near the ceiling.

3. Smoke alarms may be battery operated.

