

# Condemned Housing Premises Conditions for Restoration and Re-occupancy

## OWNER'S RESPONSIBILITIES AND CONDITIONS FOR RESCINDING AN UNFIT ORDER

Housing premises declared *Unfit for Human Habitation* are premises having conditions that are potentially hazardous and/or violations of the Housing Regulations, Minimum Housing and Health Standards, Nuisance Regulation and/or Public Health Act. ***It is the responsibility of the property owner to ensure that the premises remain vacant and that the posted notices remain intact and visible until the unfit order is rescinded.*** Further the Environmental Health Officer (EHO, also designated as Executive Officers in the Province of Alberta) will not rescind the originating order until he/she is satisfied that the following are rectified:

- all conditions contained in the order,
- all conditions that are violations of the Public Health Act, Regulations or Standards whether contained in the order or not, and
- all conditions that are violations of other Acts, Regulations/or Codes that may affect the health and safety of occupants.

Please be advised that during renovations and repair the building must be kept secure:

- **Board and/or secure must be completed at the end of each work day (a typical work day is from 9am to 5pm; additional time periods will be considered).**
- **Access must be supervised by the owner and/or property manager (please provide name of designated individual(s) who will be in charge of the project)**
- **Any mechanical work must be undertaken by qualified contractors (heating, plumbing, and electrical) whose certificates and/or registrations are verifiable**
- **Interim inspections may take place to determine occupancy and/or work in progress.**

Methods and materials used to secure the building are subject to requirements of the City of Edmonton or local municipal bylaws for appearance and maintenance.

If the City of Edmonton has classified this building as a DERELICT BUILDING, it may require improvement or demolition. For more information contact City of Edmonton Housing Services at 496-6031.

## RESTORING CONDEMNED PREMISES

### *General Considerations*

In most cases when a premises is declared unfit for human habitation it is in an advanced state of disrepair and extensive work is required so as to have the unfit order rescinded. The Registered owner should:

- ensure that all necessary permits-building permits/electrical permits etc. are obtained prior to commencing the work,
- ensure that repairs to structural components are approved by a structural engineer, and
- ensure that all work is carried out by qualified individuals.

Other disciplines the owner may have to consult with during the restoration process may include:

1. Safety Codes Officer – Fire Discipline
2. Safety Codes Officer – Building Discipline
3. Safety Codes Officer – Electrical Discipline
4. Safety Codes Officer – Plumbing & Gas Discipline
5. Structural Engineer – Registered in the Province of Alberta

All Safety Codes Officer's orders must be accompanied by the respective inspection reports to verify that corrections have been completed to the satisfaction of the Safety Codes Officer.

### ***STRUCTURAL REPAIRS (REPAIRS TO FOUNDATIONS/ROOFS/LOAD BEARING WALLS OR BEAMS)***

Where applicable these repairs must be carried out by qualified individuals under the direction of a Professional Engineer. The Engineer must provide a structural certification report to you, to Capital Health, and to a Safety Codes Officer (Building Discipline) with the municipality having jurisdiction.

The report shall:

- a) Provide the Engineer's professional opinion on the structural integrity of the entire building, with specific comment on the individual components thereof (including the foundation, support structure, ceilings, floors, and roof) and whether the building is safe for occupancy.
- b) Be affixed with the Engineer's signature and professional seal.
- c) Be accompanied by a detailed design repair method, complete with drawings or plans and be affixed with the Engineer's signature and professional seal.
- d) If the Engineer's Report identifies required repairs in accordance with item (c) above you must provide a written construction schedule outlining the start and completion date for each item identified in the Engineer's design repair method.

### ***MOULD***

The growth of mould in an indoor environment is associated with conditions of persistent moisture. The degree of contamination may be limited or extensive depending on the amount of moisture and the exposure time period. Exposure to mould spores can be a health concern depending upon the susceptibility of the exposed person and the type and amount of mould present.

The property owner must ensure that:

1. All mould-contaminated materials are removed or remediated.
2. Persons doing the removal/remediation are properly protected.
3. Mould assessment and remediation is consistent with procedures in these or other acceptable documents:
  - Mould Remediation in Schools and Commercial Buildings (EPA, 2001)
  - Guidelines on Assessment and Remediation of Fungi in Indoor Environments (New York City Department of Health - Bureau of Environment & Occupational Disease Epidemiology, 2002)
  - Mould Guidelines for the Canadian Construction Agency (CCA, 2004)
  - Mould in Indoor Environments - Risk Assessment and Management Program Handbook (Alberta Infrastructure and Transportation in conjunction with Alberta Research Council, 2006)
4. Moisture conditions that led to mould growth have been eliminated.

After remediation is complete the EHO may require:

1. Follow-up air sampling to determine air quality.
2. A report from a qualified Environmental Consultant confirming the remediation process and post remediation air sample results are satisfactory.

## **ASBESTOS**

Where removal or repair of materials containing asbestos is required or undertaken, the work must be carried out by a certified asbestos abatement company. Asbestos abatement and remediation work should include but is not limited to:

1. removing any damaged building materials that may contain asbestos,
2. conducting remediation in accordance with industry standards,
3. providing documentation that remediation was conducted by an Asbestos Abatement Company and any associated reports that were issued by an Environmental Consultant, and
4. taking any additional steps as may be required by the Executive Officer.

## **PEST ABATEMENT**

Where applicable, contract the services of a licensed pest control operator to address the pest infestation until there is no further evidence of pest activity. In addition the owner may be required to:

1. remove and properly dispose of all garbage, and waste material from the housing premises and associated property,
2. remove and /or disinfest and clean pest-contaminated furniture,
3. provide documentation of the pest control contract and associated pest control strategies, and
4. take any additional steps as may be required by the Executive Officer.

## **BUILDING SYSTEMS**

The Environmental Health Officer may require documentation/confirmation related to the following:

1. A current assessment of the complete heating system by a qualified contractor, and documentation of all repairs and upgrades conducted by a qualified contractor
2. A current assessment of the complete electrical system by a qualified contractor, and documentation of all repairs and upgrades conducted by a qualified contractor
3. A current assessment of any gas appliances (which may include the heating system) and associated gas lines by a qualified contractor, and documentation of all repairs and upgrades conducted by a qualified contractor
4. A current assessment of the complete plumbing and sewage system by a qualified contractor, and documentation of all repairs and upgrades conducted by a qualified contractor

Water supply:

- If the potable water in the building has been disconnected for some time, particularly in large buildings, the building distribution system should be flushed to move all stagnant water, microorganisms, and any leachates/particulates from plumbing materials.
- The cold water supply should exhibit a measurable chlorine residual.
- Cold water samples should be submitted for microbiological/bacteriological testing at the Environmental Health Officer's discretion. Ideally, two consecutive samples, each sample having been taken one week apart, must have satisfactory microbiological test results.

## RESCIND PROCESS

***Once all repairs are completed, the property owner may request to have the unfit for human habitation order rescinded by making an application in writing to the Environmental Health Officer that issued the order.***

The request must be an original document signed by the registered property owner(s). Fax requests may be submitted, but the original must follow.

The request must contain the address of the subject property, the property owner's name, address, and phone number, and required documentation (permits, approvals etc).

Once a request has been received and permits and documentation verified, the Environmental Health Officer will schedule with the owner or owner's agent an on-site inspection of the premises

***If the on-site inspection confirms that all conditions have been rectified and the Environmental Health Officer is satisfied the premises is safe to be reoccupied, the owner will be provided with a written notice rescinding the order.***

## HEALTH LEGISLATION, REGULATIONS, AND STANDARDS

Electronic versions of the Housing Regulation A.R. 173/99 and the Minimum Housing and Health Standards can be found on the Alberta Health & Wellness website (Legislation) [www.health.gov.ab.ca](http://www.health.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](http://www.qp.gov.ab.ca).

Official copies of the standards are available by contacting the Legal and Legislative Services branch at (780) 427-6098

The Environmental Public Health Division of Capital Health is empowered under the Regional Health Authority Act and the Public Health Act to promote and protect the health of the population through the enforcement of public health regulations within the Capital Health Region.

## ENCLOSURES (check)

- Guidelines on Assessment and Remediation of Fungi in Indoor Environments
- Mouldy Homes and Buildings
- Flooded Premises
- House Mouse
- Asbestos Information
- Emergency Egress Windows
- Other

***For more information, please contact your nearest Environmental Public Health Services office.***

Edmonton Main Office	(780) 413-7928	Spruce Grove	(780) 962-7509
Capital Health Centre - South Tower	(780) 735-1400	Leduc	(780) 980-4644
Strathcona	(780) 467-5571	St. Albert	(780) 459-6671

EPHB-08-003  
Created: Jan/06  
Revised: May/08