



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: **47 Lambert CRES, Brantford, ON**

File No.: **22 001480 PU/PSO#44-22**

Defects and conditions not in compliance with the City of Brantford Municipal Code:

Property is not maintained by bylaw standards.

465.3.2 Repair - maintenance - exception - demolition permit

All owners of property shall repair and maintain such property to comply with the standards prescribed by this Chapter, except where a demolition permit has been issued and remains in effect.

CORRECTION: Maintain property to Bylaw standards.

ENFORCEMENT AND PERMITS

465.29.2 Non-compliance – cleaned – repaired – owner expense

Where any person fails to comply with an order issued pursuant this chapter, the municipality may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. By-law 60-2007, 10 April, 2007.

465.29.3 Permits – compliant with standards

All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship and in accordance with the Ontario Building Code, as amended from time to time, and applicable standards, codes or legislation. It will further be the responsibility of the owner to make application for and be issued any required building permits. All new construction or extensive repairs shall conform to the provisions in the Ontario Building code, where applicable. By-law 3-2012, 23 January, 2012.

1. Retaining wall in a structurally unsound condition. Chapter 465, Article 8

465.8.1 Maintained - good repair - safe

A retaining wall shall be maintained in good repair and in a safe and structurally sound condition.

465.8.2 Maintenance - repair - methods

Without restricting the generality of Section 465.8.2 such maintenance includes:

- (a) redesigning, repairing or replacing all deteriorated, damaged, misaligned or missing portions of the wall and any railings or guards appurtenant thereto;*
- (b) installing subsoil drains where required to maintain the stability of the wall; and*
- (c) grouting masonry cracks.*

CORRECTION: Retaining wall to be repaired to a safe and structurally sound condition. Retaining wall is significantly leaning and needs to be repaired. Owner must provide a report to the By-law Officer from a qualified engineer with remedial action before work is to commence. Upon completion of the required work outlined in the report of the professional engineer, a further report be prepared certifying that all required work has been completed and is in accordance with all applicable legislation.