



## MINIMUM STANDARD OF HOUSING

### Schedule “A”

Location: 107 Gilkison ST, Brantford, On

File No.: 22 003102 PU 91-22

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.*

**Item 1: Main entrance contains broken / cracked window, and exterior door contains cracked glass pane and missing glass pane. Rear window on addition adjacent to 109 Gilkison not operable, sealed shut. Chapter 465, Article 13.**

**465.13.1 Maintained - good repair - safe - weathertight**

*The doors, windows, including storm and screen windows, shutters, hatchways, and other exterior openings in a building shall be maintained in good working order and good repair, in a safe condition and, except for screen windows, reasonably weathertight and draft free*

**465.13.2 Maintenance - repair - methods**

*Without restricting the generality of Section 465.13.1 such maintenance includes:*

*(a) repairing, refitting or replacing decayed, damaged, defective or missing doors, windows, frames, sashes, casing, shutters, hatchways or screens;*

*(b) repair of broken windows through:*

*i. reglazing, or refitting with panes of transparent glass; or*

*ii. the use of other materials which are compatible in finish and colour with the remainder of the facade of the building on which the broken window is located, provided such other materials are of an appropriate thickness, have sufficient structural support, and are installed so that no broken glass is visible from the exterior of the building.*

*(c) replacing defective, damaged or missing hardware and locking devices; and*

*(d) weather stripping and caulking of doors and windows.*

**Item 1 Correction: Repair or replace all defective exterior window units.**

**Item 2: Soffit on addition adjacent to 109 Gilkison deteriorated / covered with wire mesh. Chapter 465, Article 12.**

**465.12.1 Maintained - good repair - safe – structurally sound**

*The foundations, walls, columns, beams and other structural members of a building shall be maintained in good repair and in a safe and structurally sound condition.*

**465.12.2 Maintenance - repair - methods**

*Without restricting the generality of Section 465.12.1, such maintenance includes:*

*(a) repairing or replacing decayed, damaged, weakened or missing foundations, walls, columns and beams together with any components, claddings, finishes and trims forming a part thereof;*

*(b) extending the foundation walls below grade or regrading to provide adequate frost cover;*

*(c) shoring, jacking up or underpinning foundations where necessary;*

*(d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;*

*(e) treating piers, posts or other wooden supports which are repaired or replaced at or in the ground, with appropriate insecticide; and*

*(f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.*

**Item 2 Correction: Repair or replace all deteriorated soffits.**



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**Item 3: Fascia facing 2 Walnut St deteriorated / rotting with large holes. Chapter 465, Article 12.**

**465.12.1 Maintained - good repair - safe – structurally sound**

The foundations, walls, columns, beams and other structural members of a building shall be maintained in good repair and in a safe and structurally sound condition.

**465.12.2 Maintenance - repair - methods**

Without restricting the generality of Section 465.12.1, such maintenance includes:

- (a) repairing or replacing decayed, damaged, weakened or missing foundations, walls, columns and beams together with any components, claddings, finishes and trims forming a part thereof;
- (b) extending the foundation walls below grade or regrading to provide adequate frost cover;
- (c) shoring, jacking up or underpinning foundations where necessary;
- (d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;
- (e) treating piers, posts or other wooden supports which are repaired or replaced at or in the ground, with appropriate insecticide; and
- (f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.

**Item 3 Correction: Repair or replace all deteriorated fascia boards.**

**Item 4: Addition facing 109 Gilkison St foundation is structurally unsound – bowing outwards, cracking, and missing / chipped mortar. Chapter 465, Article 12.**

**465.12.1 Maintained - good repair - safe – structurally sound**

The foundations, walls, columns, beams and other structural members of a building shall be maintained in good repair and in a safe and structurally sound condition.

**465.12.2 Maintenance - repair - methods**

Without restricting the generality of Section 465.12.1, such maintenance includes:

- (a) repairing or replacing decayed, damaged, weakened or missing foundations, walls, columns and beams together with any components, claddings, finishes and trims forming a part thereof;
- (b) extending the foundation walls below grade or regrading to provide adequate frost cover;
- (c) shoring, jacking up or underpinning foundations where necessary;
- (d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;
- (e) treating piers, posts or other wooden supports which are repaired or replaced at or in the ground, with appropriate insecticide; and
- (f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.

**Item 4 Correction: Repair all deteriorated parts of the foundation.**

**Item 5: Several holes near ground level against foundation adjacent to 109 Gilkison Street. Chapter 465, Article 11.**

**465.11.1 Provisions - relevant - applicable law**

The relevant provisions of any applicable Act or by-law shall be applied to determine whether or not a property or any part thereof is in an unsafe condition.

**465.11.2 Unsafe conditions - abated – removed**

Unsafe conditions in a building or on a property shall be abated or removed. By-law 102-2003, 26 May, 2003.

**465.11.3 Unsafe conditions - abatement - removal - methods**

Without limiting the generality of Section 465.11.2, abatement or removal of an unsafe condition may include:

- (a) the maintenance or repair of exit and emergency lighting;
- (b) the removal of garbage and refuse;
- (c) the removal or extermination of pests such as rodents, vermin and injurious insects, but not limited to, termites, cockroaches and bedbugs; and
- (d) the elimination of any conditions which pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person in the building or on or about the property. By-law 102-2003, 26 May, 2003; By-law 3-2012, 23 January, 2012.

**Item 5 Correction: Fill in all holes at ground level to eliminate the unsafe condition.**