



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: 211 Dunsdon ST, Brantford, On

File No.: PU 22 004440 PSO#102-22

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: Roof shingles are curled and peeling. Chapter 465, Article 15

465.15.1 Maintained - good repair - safe - structurally sound

Every roof, including chimneys, stacks, masts, lightning arresters, antennas and other roof structures shall be maintained in good repair and in a safe and structurally sound condition.

465.15.2 Maintenance - repair - methods

Without restricting the generality of Section 465.15.1, such maintenance includes:

- (a) removal of loose, unsecured objects or materials;*
- (b) removal of dangerous accumulations of snow or ice; and*
- (c) keeping roofs and chimneys weather tight and free from leaks.*

Item 1 Correction: Repair or replace deteriorated roof shingles so as to be in good repair.

Item 2: Front lower window frame by the driveway is damaged. Chapter 465, Article 13

465.13.1 Maintained - good repair - safe – weather tight

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 weather tight 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;*
- (c) replacing defective, damaged or missing hardware and locking devices; and*
- (d) weather stripping and caulking of doors and windows.*

Item 2 Correction: Repair or replace all damaged windows so as to be in good repair.

Item 3: Eaves trough is in disrepair and not in good working order – separating from fascia. Chapter 465, Article 22.

Item 4: Down pipes in disrepair and not in good working order – disconnected or broken from existing down pipes. Chapter 465, Article 22.

465.22.1 Installed - maintained - requirements

Drainage and plumbing systems on a property shall be provided, in- stalled and maintained:

- (a) in compliance with the respective requirements of any applicable Act or by-law;*
- (b) in good working order and good repair; and*
- (c) in a safe condition. By-law 102-2003, 26 May, 2003.*

465.22.3 Eavestroughs - gutters - maintained - requirements

Where water run-off from roof surface is discharged by way of eavestroughs or roof gutters and downpipes, they shall be installed and maintained in good working order and good repair, and in a safe condition.

465.22.4 Downpipes - sump pump lines - prevent - nuisance



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Downpipes and sump pump discharge lines shall be designed, provided and maintained so as to discharge water run-off away from the building and to prevent flooding, erosion and other nuisance to neighbouring properties.

Items 3 and 4 Correction: Repair, replace or remove all defective materials.

Item 5: Bricks are damaged at front corner of house on carport side.

Chapter 465, Articles 10 and 12

465.10.1 Building - structurally sound

A building, or any part thereof, shall be capable of sustaining its own weight together with the loads that may be applied thereto by reason of its use and occupancy, natural causes such as snow, and wind and all other causes set out in the Building Code Act, 1992.

465.10.3 Structural integrity

Where, in the opinion of the Property Standards Officer, there is doubt as to the structural integrity or condition of a building or structure or part thereof be examined by a professional engineer who is qualified to perform such inspections and licenced to practice as an engineer in Ontario, at the owner's sole expense, and that a written report, which may include drawings detailing recommended remedial work, be provided to the Officer.

465.10.4 Remedial Work – Professional Engineer

Where remedial work is recommended by the professional engineer, all such remedial work will be undertaken by the owner, at the owner's sole expense, in consultation with the professional engineer.

465.10.5 Repair – Professional Engineer

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.

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;
- (d) repairing or replacing decayed, damaged, weakened or missing sills, piers, posts or other supports;
- (f) grouting, caulking or waterproofing of cracks and joints in foundations and walls.

Item 5 Correction: Damaged exterior foundation structure is to be restored to a structurally sound condition under the supervision of a structural Engineer. Once repairs are completed, a report from the structural Engineer is required to confirm that the damaged portion is now repaired and is structurally sound. A building permit is required to be undertaken to complete these required repairs.

Item 6: Front support column to carport is in disrepair. Chapter 465, Article 14

465.14.1 Maintained - good repair - safe - structurally sound

Every stair, floor, landing, verandah, porch, deck, loading dock, balcony together with any guard, balustrade, railing, screen or other appurtenance attached thereto shall be maintained in good repair and in a safe and structurally sound condition.

465.14.2 Maintenance - repair - methods

Without restricting the generality of Section 465.14.1, such maintenance includes:

- (a) repairing or replacing floors, treads or risers that show excessive wear or are broken, warped, loose, depressed, protruding or otherwise defective or missing;
- (b) repairing, replacing or supporting structural members that are decayed, damaged, weakened, loose or missing; and (c) providing, repairing or replacing balustrades, guards and railings.

Item 6 Correction: Repair or replace all deteriorated supporting members to the carport so as to be

in good repair and in a safe condition.