



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: **73 North Park ST, Brantford, On**

File No.: **22 003890 PU / PSO#87-22**

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: Secured entry door from lobby into building does not lock – latch is broken / malfunctioning.

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;

(b) repair of broken windows through:

(i) re-glazing, 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 façade 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.

465.13.3 Ventilation - exterior opening - standards

When an exterior opening is used or required for ventilation and is not required to be protected by a door, window or similar closure, it shall be protected with:

(a) wire mesh screening, metal grills, or other equivalent durable material; or

(b) other protection so as to effectively prevent the entry of rodents, vermin, insects or weather

Item 1 Correction: Repair or replace any and all defective door units and locking devices.



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Item 2: Paint peeling on the underside of the exterior apartment balconies. 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 re-grading 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: Re-paint the defective portions of the balconies so as to be in a good repair and in a safe condition.

Item 3: Deteriorated concrete and exposed rebar visible on the exterior apartment balconies creating concerns relative to structural integrity. Chapter 465, Article 12

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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 re-grading 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.*

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.*

465.14.3 Vacant - unoccupied building - exception

Stairs, floors, landings, verandahs, porches, decks, loading docks, balconies and every appurtenance attached thereto within the exterior



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walls of a vacant or unoccupied building are exempt from the provisions of Article 14 provided that Article 25 of this Chapter is complied with.

Item 3 Correction: You are required to provide a Professional Structural Engineers Report commenting on the current structural integrity of all balconies attached to the apartment building. Should this report require repairs, all repairs are to be carried out under the supervision of the Professional Structural Engineer. Upon completion of all repairs, a follow-up report is to be submitted by the Professional Structural Engineer that all repair work has been completed and that all structural components of the balconies are structurally sound and in good repair.