



MINIMUM STANDARD OF HOUSING

Schedule “A”

Location: **90 Park AVE, Brantford, On**

File No.: **PU 22 001575 PSO# 99-22**

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: Eaves troughs at rear of house not in good repair – separating from fascia / house. Chapter 465, Article 22.

Item 2: Downpipes (down spout) disconnected from eaves trough – not in good working order. Chapter 465, Article 22.

465.22.1 Installed - maintained - requirements

Drainage and plumbing systems on a property shall be provided, installed 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

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 1 and 2 Correction: Repair or replace all defective materials (eaves troughs and down pipes).

Item 3: Roof covering of house in disrepair – shingles are curling / loose and falling off. 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 weathertight and free from leaks.*

Item 3 Correction: Repair or replace roof covering.