



City of Hamilton

PROPERTY STANDARDS COMMITTEE

established under the Building Code Act, 1996 and the Property Standards

By-law No. 10.221

Meeting #: 18-004

Date: July 23, 2018

Time: 9:30 a.m.

Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Ida Bedioui, Committee Secretary (905) 546-2424 ext. 4605

Pages

1. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

2. CONFLICTS OF INTEREST

3. CONSENT

4. HEARINGS

4.1 36 Pearl Street South, Hamilton

2

4.2 301 Green Road, Stoney Creek

4

5. TRIBUNAL BUSINESS

6. ADJOURNMENT

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
77 James Street North, Suite 250, Hamilton, ON L8R 2K3

ORDER

Pursuant to Subsection 15.2(2) of the Building Code Act, 1992

Property Standards Order No. 18-103276 00 MLE

Order issued to:

Municipal Address to which Order applies:

36 PEARL ST. S
HAMILTON, ON

An inspection on or about **January 29, 2018** of your property, **36 PEARL ST. S, HAMILTON, ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	<p>8(3) The exterior of a building shall be: (a) maintained to prevent the entry of vermin and birds.</p> <p>8(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced.</p> <p>8(4) An exterior wall and its components and attachments shall be: (a) maintained to prevent their deterioration by painting, restoring or repairing the walls, coping or flashing or by waterproofing the wall itself.</p> <p>8(5) A roof and its components and attachments including the fascia board, soffit, cornice and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building.</p>	<p>Repair, replace damaged, deteriorated wood, etc. at front of house near foundation, open-holes to be closed, covered.</p> <p>Repair fascia/soffit on rear of house that is missing or damaged.</p> <p>Remove tarping on rear addition roof and replace with permanent materials, e.g. shingles.</p> <p>Close up any holes in exterior of house to prevent the access of vermin.</p>

You are ordered, no later than **March 22, 2018:**

- **to carry out the work as set out above; OR, IN THE ALTERNATIVE,**
- **to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition**

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with

ORDER

36 PEARL ST. S HAMILTON, ON

this Order.

You may appeal this Order no later than **February 26, 2018** by delivering a Notice of Appeal together with the appeal fee (\$134.00 cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
 2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
 3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
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Issued on: **February 07, 2018**

Signature: _____

Paul Brown
Municipal Law Enforcement Officer
905-546-2424 Ext. 1328

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
77 James Street North, Suite 250, Hamilton, ON L8R 2K3

ORDER

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992
Property Standards Order No. 18-115843 00 MLE

Order issued to:

Municipal Address to which Order applies:

301 GREEN ROAD.
 STONEY CREEK, ONTARIO

Legal Description:

LT 257, RCP 1294 ; STONEY CREEK CITY OF
 HAMILTON

An inspection on or about **April 24, 2018** of your property, **301 GREEN ROAD, STONEY CREEK, ONTARIO** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	9(3) An exterior door or an entrance door to a dwelling, dwelling unit or a building containing more than 3 dwelling units shall have hardware so as to be capable of being locked from the outside and locked or otherwise secured from the inside.	Fix back screen door that leads out to rear yard.
2	9(5) A window in a dwelling or a dwelling unit designed to be open shall be fitted with screens so as to prevent the entrance of insects and rodents and such screens shall be maintained so as to properly perform their intended function.	Ensure all windows that are designed to be opened are fitted with a screen.
3	11(4) A basement or crawl space shall be maintained in a watertight condition so as to prevent the leakage of water into the building.	Make and maintain the basement in a watertight condition.
4	12(4)(a) An exterior stairway with more than 3 risers and less than 7 risers or an interior stairway in a dwelling or dwelling unit with more than 2 risers shall have at least one handrail sufficient to prevent an accidental fall and such handrail shall be repaired or replaced if damaged.	Install at least one handrail for the stairs in the rear yard. Install handrails on stairs when accessing garage via rear yard door.

ORDER

301 GREEN ROAD, STONEY CREEK, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
5	13(2) A floor, ceiling or wall shall be: (a) kept free from water penetration and from dampness arising from the entrance of moisture through an exterior wall or roof or through a basement or crawl space; and (b) maintained in a condition free from mould or from conditions that may cause mould to accumulate.	Ensure basement floor, wall and ceiling where flood occurred is kept free from water penetration and that the basement is dry. Ensure basement is kept in a condition free from mould and free from conditions that may cause mold to accumulate.
6	13(5) Where a floor has been covered with a sheet or vinyl floor covering or other flooring that has become worn or torn so that it retains dirt or may create an unsafe condition, the sheet or vinyl floor covering or other flooring shall be repaired or replaced.	Repair or replace damaged baseboards and laminate flooring in basement.
7	13(7) A wall or ceiling shall be maintained in a condition free from holes, open cracks, loose coverings or other substantial defects.	Maintain wall in garage that meets with bedroom on interior of house so that it is a solid wall on the garage side.
8	14(1) The plumbing system and every plumbing fixture in a building shall be maintained so as to properly perform its intended function and free from leaks and defects.	Ensure all plumbing fixtures are operating to perform its intended function.
9	16(1) A heating system shall be installed that is capable of supplying during normal hours of occupancy of the building sufficient heat to maintain a temperature of not less than 20°C measured at 1.5 m above floor level and 1 m from exterior walls in all habitable rooms not including a habitable room not used frequently or for extended periods for living, eating or sleeping.	Have furnace properly operate so that it is capable of supplying heat to the entire house.
10	16(2) A heating system shall be operated and maintained: (a) so as to properly perform its intended function; (b) free from unsafe conditions.	Ensure heating system is operated and maintained properly and in a safe manner.
11	16(6) A chimney, flue or vent pipe shall be maintained so as to prevent gases from leaking into a building and maintenance shall include cleaning obstructions, filling open joints and repairing masonry.	Clean vent pipes so there are no obstructions.

You are ordered, no later than July 16, 2018:

- to carry out the work as set out above; **OR**, IN THE ALTERNATIVE,
- to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order no later than June 4, 2018 by delivering a Notice of Appeal together with the

ORDER

301 GREEN ROAD, STONEY CREEK, ONTARIO

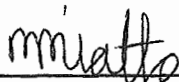
appeal fee (\$131.00 cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

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2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
4. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to pay the fee for discharge of an order as set out in the City's *User Fees and Charges* by-law. Failure to obtain payment will result in the fee being added to municipal property taxes.

Issued on: **May 16, 2018**

Signature: _____



Meagan Miotto
Municipal Law Enforcement Officer
905-546-2424 Ext. 4903
