

Authority: Item ,
Report (PED21049(a))
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO. 21-xxx

To Amend Property Standards By-law No. 10-221, as Amended, a By-law to Prescribe Standards for the Maintenance and Occupancy of Property

WHEREAS; Council enacted a by-law to prescribe standards for the maintenance and occupancy of property, being City of Hamilton By-law No.10-221; and

WHEREAS Council wishes to amend By-law No. 10-221 to include standards to enhance the health and safety of rental houses and apartments within the City.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The amendments in this By-law include any necessary grammatical, numbering and letter changes.
2. That Subsection 2(1) to By-law No. 10-221 be amended by adding the following definition:

"appliances" means, but is not limited to, a stove, refrigerator, clothes washer, clothes dryer, dishwasher, air conditioner or a hot water tank;

3. That Bylaw No. 10-221 is amended by retitling Section 9 to:

DOORS, WINDOWS, SECURITY SYSTEMS AND LOCKING ETC.

4. That Section 9 to Bylaw No. 10-221 is amended by adding the following subsection:

Intercoms and Security Locking

- 9(7) In multiple dwellings where a voice communications system between each dwelling unit and the front lobby and a security locking and release facilities for the entrance have been provided and are controlled from each dwelling unit, such facilities shall be maintained in good repair.

5. That Subsection 10(1) to By-law No. 10-221 is repealed and the following substituted:

- 10(1) Natural or mechanical ventilation of a room or space in a building shall be Building Code compliant, regularly cleaned, and maintained so as to properly perform its intended function.

6. That By-law No. 10-221 is amended by retitling Section 12 to:

STAIRWAYS, LANDINGS, BALCONIES, PORCHES, COMMON AREAS, ETC.

7. That Section 12 to By-law No. 10-221 is amended by adding the following subsections:

COMMON AREAS

12(5) All interior common areas and exterior common areas shall be kept clean and free of hazards.

12(6) For the purpose of subsection (5), “interior common areas” includes, but is not limited to, laundry rooms, garbage rooms, corridors, lobbies, vestibules, boiler rooms, parking garages, storage areas, stairways, mail collection areas, and recreation rooms.

8. That Subsection 13(5) to By-law No. 10-221 is repealed and the following substituted:

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 flooring or other floor covering shall be repaired or replaced comparable in design and colour with adjoining decorative finishing materials.

9. That Section 13 to By-law No. 10-221 is amended by adding the following subsection:

13(8) Any repair or replacement to a wall or ceiling shall have a similar finish to that of the original covering and comparable to the surrounding finishes.

10. That Subsection 15(1) to By-law No. 10-221 is amended by adding the following clause:

15(1)(e) every cupboard, kitchen fixture and fitting shall be maintained in a state of good repair and working order.

11. That By-law No. 10-221 is amended by adding the following Section:

APPLIANCES

15.1 Appliances supplied by the landlord of a rental unit shall be maintained in a good state of repair and in a safe operable condition.

12. That Subsection 24(1) to By-law No. 10-221 is repealed and the following substituted:

- 24(1) A waste storage area, including a waste chute, disposal rooms, containers and receptacles shall be washed down, disinfected and maintained as is necessary to be clean and odour free.

13. That in all other respects, By-law No. 10-221 is confirmed.

14. That the provisions of this by-law shall take full force and effect on its day of passing.

PASSED this _____ , _____

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk