

BY-LAW 2009-100

**A BY-LAW OF THE CITY OF GREATER SUDBURY
TO PRESCRIBE STANDARDS FOR THE MAINTENANCE AND
OCCUPANCY OF RESIDENTIAL PROPERTY AND
FOR THE SECURING OF HAZARDOUS OR VACANT BUILDINGS**

WHEREAS the upkeep of property within the City of Greater Sudbury is a concern of the Council of the City of Greater Sudbury;

AND WHEREAS the lack of upkeep of a residential property can lead to the degradation of a neighbourhood and of a community;

AND WHEREAS Section 15.1 of the *Building Code Act*, 1992, S.O. 1992, c. 23, allows the council of a municipality which has an official plan in effect which includes provisions relating to property conditions to pass a By-law prescribing standards for the maintenance and occupancy of property within the municipality and prohibiting the occupancy or use of property that does not conform to the standards, and for requiring property not in conformance with the standards prescribed to be repaired and maintained to conform to the standards or the site thereof to be cleared of all buildings and structures, debris and refuse and left in a graded and levelled condition;

**NOW THEREFORE THE COUNCIL OF THE CITY OF GREATER SUDBURY
HEREBY ENACTS AS FOLLOWS:**

PART I

INTERPRETATION

Definitions

1. In this By-Law:

“accessory building” means a detached building or structure subordinate to a main building or structure the use of which is incidental to that of a main building or structure, and shall include garages, sheds, barns, and similar storage facilities;

"Committee" means the Planning Committee of the City of Greater Sudbury, sitting as the Property Standards Committee;

"dwelling" means a building or structure, or part of a building or structure which is used, intended to be used, or capable of being used for the purpose of human habitation in whole or in part and includes a building that would be used, is intended to be used, or is capable of being used for such purpose;

"dwelling unit" means one or more rooms connected together but completely separate as a unit from all other rooms in the same structure and constituting an independent housekeeping unit for residential occupancy by humans and containing cooking, eating, living, sleeping and sanitary facilities;

"guard" means a protective barrier, with or without openings, around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways, or other locations to prevent accidental falls from one level to another;

"habitable space" means any room or area in a dwelling unit used or intended to be used for living, sleeping, cooking or eating purposes and includes a washroom;

"hazard building" means a building to which two or more of the following criteria apply:

- (a) an application to demolish has been made to Council under s. 33 of the *Planning Act*, unless permission has been granted under that *Act* and demolition of the building has been commenced;
- (b) a building permit for work to be done has been issued under the *Building Code Act, 1992*, and no work has been done under the building permit for a period of at least twelve consecutive months;
- (c) damage of any kind to any part of the building has occurred by reason of fire and the damage has not been repaired;
- (d) the building does not contain an operational heating system capable of maintaining an inside temperature of ten degrees Celsius throughout the building at an outside temperature of minus eighteen degrees Celsius;
- (e) the supply of electrical power has been discontinued and not reinstated;
- (f) a building within which any piping for the flow of water has been ruptured and the piping has not been repaired; or
- (g) damage of any kind has been sustained to any part of a ceiling, floor or wall as a result of the conditions described in items (d), (e) or (f) above and the damage has not been repaired;

“non-habitable space” means any room or area in a dwelling, other than a habitable space, and includes a laundry room, basement, boiler room, furnace room, storage room, garbage room, corridor, foyer, stairway, or lobby;

“occupant” means any person over the age of eighteen years in possession of the property, dwelling or dwelling unit;

“Officer” means a Property Standards Officer or an Officer who has been assigned by By-Law of Council of Greater Sudbury the responsibility of administering and enforcing By-laws passed under the *Building Code Act*;

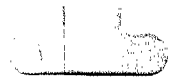
“owner” includes the person for the time being managing or receiving the rent or paying the municipal taxes on the land or premises in question, whether on his or her own account or as agent or trustee of any other person or who would so receive the rent if such land or premises were let, and shall also include a lessee or other person over the age of 18 who is in possession of the property and who, under the terms of a lease, is required to maintain and repair the property;

“person” means and includes any person, firm, partnership, association, corporation, company or organization of any kind;

“property” means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile structures, out-buildings, fences, and other erections, and includes property on which the building thereon is situate;

“repair” includes the provision of such facilities and the making of additions or alterations or the taking of such action as may be required so that the property shall conform to the standards established in this By-Law;

“sewage system” means the City of Greater Sudbury sanitary sewer system or a sewage system as defined in Part VIII of the *Environmental Protection Act*;



“standards” means the standards of physical condition and use for occupancy set out in this By-Law;

“vehicle” includes a motor vehicle, trailer, boat, motorized snow vehicle, and mechanical equipment, whether operable or not, and whether licensed or not:

“washroom” means an area containing a toilet, urinal, bathtub, shower or washbasin;

“waste material” means material that, in the opinion of an Officer:

- a) appears to have been cast aside, discarded or abandoned, or
- b) appears to be worthless or of no practical value, or
- c) appears to be used up, in whole or in part, or expended or worn out in whole or in part; and

“yard” means an area of land which is appurtenant to and located on the same lot as a building or structure.

Interpretation

2. (1) Whenever this By-law refers to a person or thing with reference to gender or the gender neutral, the intention is to read the By-law with the gender applicable to the circumstances.

(2) References to items in the plural include the singular, as applicable.

(3) The words “include”, “including” and “includes” are not to be read as limiting the phrases or descriptions that precede them.

(4) Headings are inserted for ease of reference only and are not to be used as interpretation aids.

(5) Specific references to laws in the By-law are printed in italic font and are meant to refer to the current laws applicable with the Province of Ontario as at the time the By-law was enacted, as they are amended or replaced from time to time.

(6) Any reference to periods of time, stated in numbers of days, shall be deemed applicable on the first business day after a Sunday or Statutory holiday if the expiration of the time period occurs on a Sunday or Statutory holiday.

PART II

ADMINISTRATION AND ENFORCEMENT

Short Title

3. This By-Law may be cited as the "Maintenance and Occupancy Standards By-Law".

Application

4. (1) Part III of this By-Law applies to all property that is zoned for residential use under any existing zoning By-law of the City or its predecessor municipalities, or any property actually used for residential purposes in the City of Greater Sudbury even if zoned otherwise, but does not apply to any other land.

(2) Part IV of this By-law applies to all property within the City of Greater Sudbury.

(3) This By-law applies to land owned or used by the City of Greater Sudbury.

Duty to Repair and Maintain

5. (1) No person being the owner of any property shall fail to repair and maintain that property and buildings thereon in accordance with the standards prescribed by this By-Law.

(2) Subject to the provisions of any lease, no person being a tenant or occupant of a dwelling or dwelling unit shall fail to maintain that part of the property which he or she occupies or controls in a clean, sanitary, safe and operable condition, and shall maintain all plumbing fixtures and appliances as well as other building equipment and

storage facilities in that part of the premises which he or she occupies or controls in a clean and sanitary condition, and shall take reasonable care in the operation and use thereof.

Application to Dwelling extends to Dwelling Unit

6. Where any standards imposed by this By-Law are thereby made applicable to a dwelling or a dwelling unit, such standards shall apply to the extent applicable by the context both to a dwelling and to a dwelling unit.

Enforcement Officer

7. This By-Law shall be administered by the Manager of Enforcement Services and enforced by the Greater Sudbury Police Service or by Municipal Law Enforcement Officers of the City of Greater Sudbury appointed by By-law.

Certificate of Compliance

8. The fee for a Certificate of Compliance with the standards prescribed in this By-Law issued at the request of an owner and in accordance with the *Building Code Act, 1992*, shall be Seventy Dollars, which fee must be paid to the City of Greater Sudbury before the Certificate is issued.

Appeal

9. The Planning Committee of the City of Greater Sudbury is hereby appointed the Property Standards Appeal Committee.

Conflict

10. Where a provision of this By-Law conflicts with the provisions of another By-Law in force in the City of Greater Sudbury, the provision that establishes the higher standard to protect the health, safety and welfare of the general public shall prevail.

Offence

11. Every owner who is in contravention of an Order issued by a Property Standards Officer, that is final and binding is guilty of an offence and on conviction is liable to a fine as provided in the *Provincial Offences Act*, R.S.O. 1990, Chapter P. 33.

PART III

PROPERTY STANDARDS - DWELLINGS

Accessory Buildings/Fences/Retaining Walls

12. No person being the owner of a property on which a dwelling is situate shall fail to keep all accessory buildings, fences and retaining walls on that property in good repair and protected by paint, preservative or other weather resistant material.

Parking

13. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all areas on that property used for vehicular traffic or parking are
 - (i) kept free of potholes, dirt, dust and litter;
 - (i) adequately drained,
 - (ii) in good repair;
 - (iii) maintained so as to afford safe passage under normal use and weather conditions; and
- (b) steps, walks and similar areas of the property are maintained so as to afford safe passage under normal use and weather conditions.

Sewage and Drainage

14. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all sanitary sewage is discharged from that dwelling into an approved sanitary sewage system;
- (b) no roof drainage is directly discharged onto sidewalks or stairs; and
- (c) no roof drainage is directly discharged onto neighbouring property.

Pest Prevention/Control

15. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) any dwelling on that property is kept free of rodents, vermin and insects at all times; and
- (b) any method used for exterminating rodents, vermin or insects or any combination thereof is compliant with the provisions of *The Pesticides Act*, R.S.O. 1990, Chapter P.11.

Basement Floors

16. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) any basement, cellar, or crawl space in any dwelling on the property has a concrete floor, and, where necessary, has a floor drain located at the lowest point of the said floor and connected to a sewage system; and
- (b) any concrete floor in a basement in a dwelling on the property is free from major cracks and breaks that create a hazardous condition.

Foundations

17. (1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that the foundation walls and the basement, cellar or crawl space floor of any dwelling on the property are maintained in good repair and are structurally sound, and where necessary, so maintained by shoring of the walls, installing subsoil drains at the footing, grouting masonry cracks, parging and water-proofing of the walls or floor.

(2) Subject to Subsection 17(3), no person being the owner of a property on which a dwelling is situate shall fail to ensure that every dwelling on the property is supported by foundation walls or piers which extend below the frost line or to solid rock and all footings, foundation walls, piers, and slabs-on-grade are of masonry or other suitable material.

(3) Subsection 17(2) does not apply to:

- (a) an accessory building on the property; or
- (b) a building which is of a slab-on-grade type construction.

(4) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every foundation wall of a dwelling on the property is maintained so as to prevent the entrance of moisture, insects, and rodents, which maintenance shall include shoring of the wall where necessary, installing subsoil drains at the footing, grouting masonry cracks, and waterproofing the wall and joints.

Structural Soundness

18. (1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every part of any dwelling on the property is maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any additional loads that may reasonably be expected;

(2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all exterior walls, roofs, and other parts of any dwelling on the property are free from loose and unsecured objects and material, which shall be removed, repaired or replaced;

- (b) all exterior exposed surfaces on any dwelling on the property which are not inherently resistant to deterioration are treated with a protective coating or paint or otherwise repaired, coated, sealed, or treated to protect them from deterioration or weathering;
- (c) the exterior walls and surfaces of a dwelling on the property and their components shall be maintained so as to prevent deterioration due to weather and dryrot, by the painting, restoring or repairing of the walls, coping or flashing, by the water-proofing of joints, water-proofing, or caulking of the wall itself;
- (d) all canopies, awnings, stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions on the property are:
 - (i) maintained in good repair;
 - (ii) properly anchored; and
 - (iii) protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment;
- (e) markings, stains, graffiti, painted slogans, smoke damage or other defacement appearing on any exterior surface are removed, and the surface of exterior surfaces are restored, resurfaced and co-ordinated to the exterior finish of the building or structure; and
- (f) roofs, including fascia boards, cornices, eaves and soffits of buildings on the property are maintained in a water-tight condition so as to prevent leakage into the dwelling, including repairing of the roof and flashing, applying waterproof coatings and installing or repairing eavestroughing and rainwater piping, and including removing dangerous accumulations of snow or ice from the roofs of any buildings on the property.

Dampness

19. No person being the owner of a property on which a dwelling is situate shall fail to ensure that the interior floors, ceilings and walls of any dwelling on the property are kept free from dampness arising from the entrance of moisture through an exterior wall or a roof, or through a cellar, basement or crawl space floor.

Doors and Windows

20. No person being the owner of a property on which a dwelling is situate shall fail to ensure with respect to every dwelling or dwelling unit on the property that:

- (a) all exterior openings are fitted with doors or windows;
- (b) windows, exterior doors, and basement or cellar hatchways are maintained in good repair so as to prevent the entrance of wind or moisture into the dwelling;
- (c) rotted or damaged door and window frames, sashes, casings, weather stripping, broken glass, screens and defective hardware are repaired or replaced;
- (d) all doors and window openings are provided with the means of being latched or secured from within;
- (e) all windows that can be or are required to be openable in a dwelling unit are, at the request of the tenant or occupant, provided with screens to effectively prevent the entry of insects; and
- (f) living-rooms, dining rooms, and bedrooms are provided with one or more windows and/or skylights that have a total light transmitting area of 10% of the floor area in the case of living and dining rooms, and 5% of the floor area in the case of bedrooms.

Protective Barriers, Guards and Handrails

21. No person being the owner of a property on which a dwelling is situate shall fail to ensure with respect to any dwelling on the property that:

- (a) Exterior landings, porches, decks, balconies, mezzanines, galleries, raised walkways and roofs, are protected by a guard with a minimum height of .9 metres (3 feet) on each side which is not protected by a wall and where there is a difference in elevation to adjacent surfaces of more than .6 metres (2 feet), but less than 1.8 metres (6 feet);
- (b) every exterior stair with more than 6 risers and every ramp is protected with guards measuring not less than .9 metres (3 feet) on all open sides where the difference in elevation between the adjacent ground level and the stair or ramp exceeds .6 metres (2 feet);
- (c) every interior stair with more than 2 risers is protected with guards on all open sides having a minimum height of .8 metres (2.6 feet) measured vertically from a line drawn through the outside edge of the stair nosing, provided however, that a stair within a dwelling unit serving an unfinished basement need only have a guard or a wall on one side;
- (e) guards in every dwelling or dwelling unit have no openings which would permit the passage of a spherical object having a diameter of 100 mm (4 inches) unless it can be shown that the location and size of such openings which exceed this limit does not represent a hazard; and
- (f) a handrail is provided and maintained on all stairs having more than three risers, with the handrail having a maximum uniform height of not less than .8 metres (2.6 feet) and not more than .965 metres (3.2 feet).

Floors, Stairs, Porches, Decks and Balconies

22. No person being the owner of property on which a dwelling is situate shall fail to ensure that every floor, stair, porch, deck and balcony on any dwelling on the property and all supporting structural members of such are maintained so as to be free from defects which might constitute possible accident hazards, including the repairing or replacing of:

- (a) landings, treads or risers, including finishes such as linoleum and carpet, that show excessive wear or are broken, warped, loose, or otherwise defective; and
- (b) supporting structural members that are rotted or deteriorated.

Interior Walls etc.

23. No person being the owner of a property on which a dwelling is situate shall fail to ensure that every interior wall, ceiling and finishes in a dwelling are maintained so as to be free of holes, cracks, loose plaster or other coverings, or defects which may cause injury.

Water and Plumbing

24. No person being the owner of a property on which a dwelling is situate shall fail to ensure with respect to every dwelling on the property that:

- (a) all plumbing, drain pipes, water pipes, toilet and other plumbing fixtures and every connecting line to the sewage system are maintained in good working order, and free from defects including leaks and that all water pipes and appurtenances thereto are protected from freezing;
- (b) all toilets are provided with cold running water, and that all wash basins, bath, tubs, showers and kitchen sinks are provided with an adequate supply of cold and hot running water supplied at a minimum temperature of 43.5° C. (110°F.); and

(c) every dwelling unit in the building contains:

- (i) a toilet;
- (ii) a kitchen sink;
- (iii) a washbasin; and
- (iv) a bathtub or shower.

Washrooms

25. No person being the owner of a property on which a dwelling is situate shall fail to ensure that every washroom on the property is enclosed and has:

- (a) a water-resistant floor;
- (b) walls and ceilings with finished surfaces;
- (c) a door that can be secured from the inside; and
- (d) a water-resistant wall around the bathtub or shower.

(2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that a toilet or urinal used by the occupants of more than one dwelling unit is accessible only from a common hall.

(3) No person being the owner of a property on which a dwelling is situate shall fail to ensure that there are no facilities for sleeping, or for the preparation, cooking, storage or consumption of food contained within a room in a building on that property that contains a toilet or urinal.

Cooking Space

26. No person being the owner of a property on which a dwelling is situate shall fail to ensure that each dwelling unit in a building on the property has cooking facilities:

- (a) equipped with a sink that:
 - (i) is provided with potable hot and cold water; and
 - (ii) is maintained in workable order;
- (b) equipped with electrical, fuel or utility outlets suitable for a refrigerator and cooking stove;
- (c) equipped with an impervious splashback and counter top around the kitchen sink; and

- (d) containing any provided refrigerator or cooking stove in a fully operational state and maintained to a standard to avoid any danger to any person.

Heating System

27. (1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every dwelling on the property is provided with a heating system capable of maintaining a room temperature of 21°C. (70°F.), in all habitable spaces.

(2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that the heating system in any dwelling on the property is maintained in good working order so as to be capable of heating the dwelling safely.

(3) No person being the owner of a property on which a dwelling is situate shall fail to ensure that a heating system or part of it or any ancillary heating system in a dwelling on the property which burns solid or liquid fuel has a place or receptacle for the storage of the fuel maintained in a convenient location and maintained in a safe condition.

(4) No person being the owner of a property on which a dwelling is situate shall fail to ensure that portable heating equipment is not used as a primary source of heat.

(5) No person being the owner of a property on which a dwelling is situate shall fail to ensure that any heating system, including a wood stove, fireplace, heating appliance, chimney or other equipment provided to supply heat, is maintained.

Electrical and Lighting

28. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) the capacity of the connection to and the system of circuit and electrical outlets distributing the electrical supply within a building are installed and maintained in conformity with the regulations of the Ontario Electrical Code;

- (b) a lighting outlet with fixture controlled by a wall switch has been provided in kitchens, bedrooms, living rooms, dining rooms, washrooms, vestibules and hallways in dwelling units on the property provided however that in the case of a bedroom or a living room, a receptacle controlled by a wall switch is acceptable instead of a lighting outlet with fixture controlled by a wall switch;
- (c) a lighting outlet with a fixture has been provided and maintained in every laundry room, furnace room, garbage room, utility room, storage room, service room, unfinished basements on the property and in every exit or corridor providing access to exit for the public on the property; and
- (d) every dwelling unit and non-habitable space on the property has sufficient windows, skylights and electrical lighting adequate to provide sufficient levels of illumination to prevent health or accident hazards available at all times in normal use as set out under the *Ontario Building Code*.

Ventilation and Air Conditioners

29. (1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that ventilation is provided and maintained:

- (a) for every habitable space except for a living room and dining room with:
 - (i) natural ventilation which:
 - 1. consists of an opening or openings with a minimum aggregate unobstructed free flow area of 0.278m² (3 square feet), and
 - 2. is located in the exterior walls or through openable parts of skylights, or
 - (ii) mechanical ventilation which changes the air once each hour.

- (b) for every washroom with an opening or openings for natural ventilation located in an exterior wall or through openable parts of skylights, with all such openings having a minimum aggregated unobstructed free flow area of 0.092 m² (1 square foot), or with a system of mechanical ventilation such as an exhaust fan with a duct leading to outside the dwelling;
 - (c) for every enclosed attic or roof space with openings to the exterior to provide at least 0.092 m² (1 square foot) of unobstructed vent area for every 27.9 m² (300 square feet) of attic or roof space;
 - (d) for a crawl space or non-habitable basement space with ventilation to the exterior by natural or mechanical means; and
 - (e) for every non-habitable space in a building with adequate ventilation.
- (2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that air conditioners on the property are equipped with proper devices to prevent condensation draining onto public sidewalks, walkways, entrances and other pedestrian routes, and that all air conditioners on the property are maintained in a safe mechanical and electrical condition.

Standards for Occupancy

30.-(1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that a non-habitable space is not used as a habitable space.

(2) For the purposes of this By-Law the minimum height of a habitable space shall be in compliance with the *Building Code Act* in effect at the time of construction of the building.

(3) No person being the owner of a property on which a dwelling is situate shall fail to ensure that a basement in a building on that property is not used as a dwelling unit or as a habitable space unless:

- (a) the dwelling unit or habitable space meets all of the light, ventilation, and ceiling heights set out in this By-Law; and
- (b) the floor and walls are impervious to leakage of underground and surface run-off water.

PART IV

PROPERTY STANDARDS – VACANT AND HAZARD BUILDINGS

31. –(1) No person being the owner of a property shall fail to ensure that any unoccupied building on the property is secure from entry by unauthorized persons, in order to protect against the risk of fire, accident, or other danger, as set out in this Section.

(2) If the normal locking of and other security measures for a building do not prevent entry, entry shall be prevented as follows:

(a) by covering all windows, doors, and other openings in the building that provide a means of entry with plywood or an equivalent material securely fastened and tight-fitting

(i) with a thickness not less than 12mm., and
(ii) affixed, if covering a wooden door frame or window frame, by steel wire nails of not less than 50mm. in length, or, if covering a metallic door frame or window frame, by self-tapping screws of not less than 38mm. in length, and such nails or screws shall be spaced at intervals of not more than 150mm. over the entire length of each vertical and horizontal portion of each door frame or window frame, or

(b) by blocking up all windows, doors, and other openings in the building that provide a means of entry with bricks or masonry units held in place by mortar.

(2) All materials used for securing unoccupied buildings shall be covered and maintained with a preservative that is reasonably compatible in colour with the exterior finish of the building.

32. No person being the owner of a property shall fail to ensure that any building on that property, other than a hazard building, which is vacant for a period of more than 90 consecutive days, has been disconnected from all utilities serving the building, or that all such utilities have been secured, to prevent accidental or malicious damage to property.

33. No person being the owner of a property shall fail to ensure that any building on that property, other than a hazard building, which is vacant for a period of more than 90 consecutive days, is protected from entry in accordance with the standards in Section 31.

34. No person being the owner of a property shall fail to ensure that any hazard building is protected from entry of unauthorized persons in accordance with the standards in Section 31.

PART V

REMEDIAL WORK

35. No person being the owner of a property shall fail to ensure that all remedial work done on a property is to the standards set out in Part IX of *the Building Code Act, 1992*.

PART VI

REPEALS

Repeal

36.-(1) By-laws 2001-51 and 2001-200 of the City of Greater Sudbury and all amendments thereto are hereby repealed.

(2) Where a by-law is repealed by this By-law, the repeal does not:

- (a) affect the previous operation of any by-law so repealed;
- (b) affect any right, privilege, obligation or liability acquired, accrued, accruing, or incurred under the by-law so repealed;

(c) affect any offence committed against any by-law so repealed or any penalty or forfeiture or punishment incurred in respect thereof; or

(d) affect any investigation, legal proceeding or remedy in respect of such privilege, obligation, liability, penalty, forfeiture or punishment.

37. This By-Law comes into force and takes effect upon final passage.

READ A FIRST AND SECOND TIME IN OPEN COUNCIL this 15th day of April,

2009

Rodriguez Mayor
A. Haché Clerk

READ A THIRD TIME AND FINALLY ENACTED AND PASSED IN OPEN

COUNCIL this 15th day of April, 2009

Rodriguez Mayor
A. Haché Clerk

INDEX TO BY-LAW 2009-100

PART I

INTERPRETATION

| | |
|------------------------|--------|
| 1. Definitions | Page 1 |
| 2. Interpretation..... | 4 |

PART II

ADMINISTRATION AND ENFORCEMENT

| | |
|-----------------------------------------------------------|---|
| 3. Short Title | 5 |
| 4. Application | 5 |
| 5. Duty to Repair and Maintain | 5 |
| 6. Application to Dwelling extends to Dwelling Unit | 6 |
| 7. Enforcement Officer..... | 6 |
| 8. Certificate of Compliance..... | 6 |
| 9. Appeal Committee | 6 |
| 10. Conflict..... | 6 |
| 11. Offence | 7 |

PART III

PROPERTY STANDARDS - DWELLINGS

| | |
|--------------------------------------------------------|----|
| 12. Accessory Buildings, Fences, Retaining Walls | 7 |
| 13. Parking..... | 7 |
| 14. Sewage and Drainage | 7 |
| 15. Pest Prevention/Control | 8 |
| 16. Basement Floors..... | 8 |
| 17. Foundations | 8 |
| 18. Structural Soundness..... | 9 |
| 19. Dampness..... | 12 |
| 20. Doors and Windows..... | 12 |
| 21. Protective Barriers, Guards and Handrails..... | 13 |
| 22. Floors, Stairs, Porches, Decks and Balconies | 14 |
| 23. Interior Walls, etc. | 14 |
| 24. Water and Plumbing | 14 |
| 25. Washrooms..... | 15 |
| 26. Cooking Space..... | 15 |
| 27. Heating System..... | 16 |
| 28. Electrical and Lighting | 16 |
| 29. Ventilation and Air Conditioners..... | 17 |
| 30. Standards for Occupancy | 18 |

PART IV

| | |
|-------------------------------------------------------|----|
| PROPERTY STANDARDS - VACANT AND HAZARD BUILDINGS..... | 19 |
|-------------------------------------------------------|----|

PART V

| | |
|---------------------|----|
| REMEDIAL WORK | 20 |
|---------------------|----|

PART VI

| | |
|---------------|----|
| REPEALS | 21 |
|---------------|----|