



PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCC A
200 RUE BRADY
SUDBURY ON P3A 5P3

POSTED

ORDER TO REMEDY
NON-CONFORMITY WITH STANDARDS
FOR MAINTENANCE AND OCCUPANCY OF
ALL PROPERTY

Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992, chapter 23, as amended.

Case # 778158-778163

Date of Inspection: November 22, 2017

Time: 14:10hrs

By-Law No.: 2011-277

Municipal address or legal description of property

☒ Occupied ☐ Unoccupied

1710 Bancroft Drive Sudbury On. P3B 1S1

Name of owner and mailing address



DESCRIPTION OF NON-CONFORMITY

LOCATION

BY-LAW
Reference

Every part of a building or structure on a property shall be maintained in good repair and structurally sound condition so as...
To be capable of sustaining safely its own weight, and any additional load to which it normally may be subjected to.

Entire building

3.01
(1) (a)

Every floor shall be smooth and level and maintained so as to be free of all loose warped, protruding, broken or rotted boards that may create an unsafe condition.

Units 3,4,6,7.

4.03
(1)

Windows, skylights, exterior doors and frames, basement or cellar hatchways, attic access doors including storm and screen doors and storm windows shall be maintained...
Shall be of such construction so as to prevent the entrance of wind, snow or rain into the building and to minimize heat loss through infiltration.

Units 2,6,7

3.04
(2)

All windows capable of being opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise All windows capable of being opened and all exterior doors shall secured from inside the building.

Entrance door to upper units

3.04
(2)

Surface conditions of walkways, driveways and parking lots shall be installed and maintained in a safe condition so as to :
Prevent ponding of storm water
Provide safe passage under normal use and weather conditions day or night
Be free from health and other hazards.

Entrance landing/
decking to upper floors. (west side of bldg)

2.07
(1)a, d, e.

All exterior walls and surfaces of every building or structure shall be Sound, plumb and weathertight , free from loose or unsecured objects and maintained in good repair.
Free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken or loose stucco, loose or unsecured objects.

Exterior siding east ,north and west side of Building.

3.03
(1) a, b.

When an exterior opening is used or required for ventilation or illumination and is not protected by a door ,window or similar closure it shall be protected with
Mesh screening, metal grills or other equivalent durable rust proof material or
Other protection so as to effectively prevent the entry of rodents, large insects or vermin.

All exterior windows

3.05
(1) a, b.

157209

Ventilation shall be provided to and maintained and operated in all rooms and spaces within a building so as to prevent accumulations of heat, dust, fumes, gases, including carbon monoxide, vapours and other contaminants which may create a fire, explosion, toxic hazard or health hazard. Every ventilation system shall be cleaned regularly and maintained in good working condition and good repair.	All Furnaces hot /cold duct work and related filters. Entire building.	4.10 (1) (2)
Every inside or outside stair and every porch or landing appurtenant to it shall be maintained so as to be free of holes, cracks and other defects which constitute accident or hazards.	Upper floor exterior and interior hand rails	4.04 (1)
Guardrails shall be installed and maintained in good repair around all landings, porches, balconies.	As above	(2)

REQUIRED ACTION

- 1) Provide an Engineer's report to verify the structural integrity of the floor system (sagging floors in Apt # 3, 4, 6, 7.)
- 2) Subject to the Engineer's report obtain all necessary permits from Building Services to address any /all issues (building or demolition.)
- 3) Repair, replace all defective windows and doors including framing hardware and weather stripping.
- 4) Ensure all windows are weather tight.
- 5) Address re occurring ice and snow build up at exterior door west side leading to upper floor units.
- 6) Repair, replace all defective buckling exterior cladding/siding.
- 7) Install screens on all windows.
- 8) Repair, replace all handrails and guards for exterior and interior stair cases and landings.
- 9) Ensure all heating/cooling ventilation ducting is cleaned and related filter systems replaced.

There must be compliance with the terms and conditions of this order before this date: January 26, 2018.

TAKE NOTICE THAT if such repair or clearance is not done within the time specified in this order, the Municipality may carry out the repair or clearance at the expense of the owner. Clause 15.2 (2) (c).

APPEAL TO PROPERTY STANDARDS COMMITTEE - An owner or occupant upon whom this order has been served, if not satisfied with the terms or conditions of the order, may appeal to the Property Standards Committee by sending notice of appeal by registered mail to the Secretary of the Committee on or before December 22, 2017 and, in the event that the order is not appealed, it shall be deemed to be confirmed. Subsection 15.3 (2).



Craig Moxam
Property Standards Officer
674-4455 ext.2318

Date Order Served: November 24, 2017

DISTRIBUTION OF ORDER TO REMEDY* - The order shall be served on the owner of the property and such other persons affected by it as the officer determines and a copy of the order may be posted on the property. Subsection 15.2(3).

REGISTRATION OF ORDER - Where a copy of this order is registered in the proper land registry office, any person acquiring any interest in the land, subsequent to the registration of the order, shall be deemed to have been served with the order on the day on which the order was served. Subsection 15.2 (4).

OFFENCE – If a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$100000 for a first offence and \$200000 for a subsequent offence contrary to Section 36(4).

OFFENCE - Personal information contained on this form, collected pursuant to a by-law passed under the Building Code Act, 1992 will be used for the purposes of that by-law. Questions should be directed to the Municipal Freedom of Information and Privacy Coordinator at the institution responsible for the procedures under that Act.

Original - CONTRAVENOR*	Copy - OFFICE	Copy - PROPERTY STANDARDS OFFICER	Copy - BUILDING CONTROLS	Copy- FIELD
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