

N.I.P. Occupancy & Building Maintenance Standards By-Law

Minimum maintenance and occupancy standards of properties located within areas selected for purposes of Neighbourhood Improvement and Residential Rehabilitation Assistance Programmes.

WHEREAS Central Mortgage and Housing Corporation has initiated a programme to provide financial assistance by means of contribution and loans for the purpose of improving the amenities of neighbourhoods and the housing and living conditions of the residents of such neighbourhoods under the Neighbourhood Improvement Programme and Rehabilitation and Conversion of Existing Residential Buildings, Parts III.I and IV.I of the National Housing Act respectively;

AND WHEREAS it is a requirement of the said Act that before an application will be approved or a loan made by the Corporation under Parts III.I and IV.I of the Act the municipality must adopt a By-Law in the form presented by Central Mortgage and Housing Corporation;

AND WHEREAS to avail itself of such programme the Council has agreed to pass such By-Law; AND WHEREAS the Building Regulations of British Columbia applies to all Municipalities and Regional Districts in the Province of British Columbia under authority of Section 719A of the Municipal Act;

NOW THEREFORE the Council of the VILLAGE OF PORT CLEMENS ~~Town of Smithers~~ under authority of Sections 234, 715, 719, 872 and 873 of the Municipal Act, in open meeting assembled enacts as follows:

1. That without restricting any other By-Law or statutory regulation the attached "Neighbourhood Improvement Programme Occupancy and Building Maintenance Standards" (hereinafter referred to as the Standards) are hereby adopted and form part of this By-Law as Schedule "A" hereto and shall be applied only in respect to the area designated under the Neighbourhood Improvement Programme and Rehabilitation and Conversion of Existing Residential Buildings, Parts III.I and IV.I, of the National Housing Act respectively;
2. The owner or occupier of any property to which this By-Law applies shall cause such property to conform to the Standards set forth in Schedule "A".
3. Wherever, in the opinion of the Council, work is required to be done to bring any property to which this By-Law applies in conformity to the Standards and in case of default by the owner or occupier of the said property to have such work done within a period of time specified in a notice from Council, Council may authorize its workmen or others to enter upon the real property and carry out such work at the expense of the owner or occupier of the real property, and any charges so incurred (including all expenses incidental thereto) if unpaid on the thirty-first day of December in any year, shall be added to and form part of the taxes payable in respect of the land or real property as taxes in arrears.
4. The owner or occupier of any property to which this By-Law applies ~~shall permit a~~ shall permit a reasonable access by the Building Inspector of other official of the ~~Town of Smithers~~ Village of Port Clemens to the premises for the purpose of determining whether the requirements of this By-Law are being fulfilled.
5. Any person guilty of an infraction of this By-Law shall be liable on summary conviction to a penalty not exceeding Ten Dollars (\$10.00) together with the costs of conviction, and a further penalty not exceeding the same amount for every day, or portion of a day, during which contravention shall continue.
6. This By-Law may be cited as the "N.I.P. Occupancy and Building Maintenance Standards By-Law No. ~~524~~ 1979, and comes into force on the date the By-Law is reconsidered and adopted.

READ A FIRST TIME THIS ~~28~~ day of February, 1978;
READ A SECOND TIME THIS ~~28~~ day of February, 1978;
READ A THIRD TIME THIS ~~28~~ day of February, 1978;
RECONSIDERED, ^{ADOPTED} ~~ADOPTED~~ and ~~SEALLED~~ THIS 14th day of May 1979, 1979


Mayor


Clerk

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PART 1 - MAINTENANCE OF YARDS AND ACCESSORY BUILDINGS

1.1 WALKS, DRIVEWAYS, STEPS, ETC.

- (a) There shall be a surface (Gravel or approved surface) walk leading from every dwelling unit to the street or to a surfaced driveway that connects to the street.
- (b) Steps, walks, driveways, parking spaces and similar areas of a yard shall be maintained to afford safe passage under normal use and conditions.

1.2 FENCES

Fences, barriers and retaining walls shall be kept in good repair. All fence heights shall be in accordance to the standards of the Municipality.

1.3 ACCESSORY BUILDINGS

Accessory buildings shall be kept in good repair and free from hazards which may affect health or cause fires or accidents.

1.4 GARBAGE DISPOSAL

All garbage, rubbish and other debris from a dwelling shall be promptly stored in receptacles acceptable to the Municipality and made available for removal in accordance with the Municipal regulations.

1.5 GARAGES, CARPORTS, PARKING AREAS

Arrangements for car parking shall be made in conformity with Municipal requirements.

PART 2 - MAINTENANCE OF DWELLING UNITS

2.1 PEST PREVENTION

A dwelling unit shall be kept free of rodents, vermin, and insects at all times and the appropriate extermination measures shall be taken as necessary.

2.2 DAMPNESS

The interior floors, ceilings and walls where practical, shall be kept free from dampness arising from entrance of moisture through an exterior wall or roof, or through a cellar, basement or crawl space floor.

2.3 ENCLOSED SPACE ACCESS: ACCESS AND VENTING

An access of at least one foot eight inches (1'8") by two feet four inches (2'4") shall be provided, when required, to attics, crawl spaces and other enclosed spaces. Where mechanical equipment is enclosed, the access opening shall be sufficiently large to permit the removal and replacement of equipment.

2.4 EXTERIOR WALLS

Exterior walls shall be maintained to prevent their deterioration due to the weather or insects. All exterior walls shall have an acceptable cladding or covering, free from holes, cracks, or excessively worn surfaces, to prevent the entry of moisture into the structure and to provide reasonable durability.

2.5 ROOFS

A roof including a fascia board, soffit, cornice and flashing shall be maintained in a watertight condition so as to prevent leakage of water into the dwelling.

2.6 FLOORS

Every floor shall be reasonably level, smooth and maintained in good condition.

2.7 INTERIOR WALLS AND CEILINGS

Every wall and ceiling finish shall be maintained in a clean condition free from holes, loose coverings or other defects which may increase the spread of fire. Where fire resistant walls exist between separate dwelling units, they shall be maintained in a condition which retains their fire resistant quality.

2.8 WINDOWS

All broken windows shall be replaced and existing windows and frames shall be maintained in a sound condition to provide adequate light and ventilation as required by the Municipality.

2.9 DOORS

Existing doors and frames shall be in a sound condition and operate satisfactorily.

2.10 FIREPLACES, FUEL BURNING EQUIPMENT, CHIMNEYS, ETC.

All fireplaces, fuel burning equipment, chimneys, etc. shall be maintained in a safe, efficient condition.

2.11 PORCHES AND STAIRS, ETC.

All porches, balconies, landings, stairs and ancillary balustrades or handrails shall be maintained free from defects which constitute a safety hazard.

2.12 EGRESS

The means of egress shall be in accordance with the British Columbia Building Code.

PART 3 - STANDARDS OF FITNESS FOR OCCUPANCY

3.1 PLUMBING

All plumbing, pipes, fixtures, etc. shall be in sound condition and with proper care serviceable for the expected useful life of the building. All water pipes and appurtenances thereto shall be protected from freezing.

The plumbing system shall provide satisfactory hot and cold water supply, drainage, venting and operation of fixtures.

3.2 TOILET, KITCHEN AND BATHROOM FACILITIES

(a) Every self-contained dwelling unit shall be provided with at least one kitchen sink, water closet, wash basin, and bathtub or shower, connected to a piped water supply and an acceptable means of sewage disposal.

- 3.2 (b) Where a toilet, kitchen or bathroom is shared by the occupants of residential accommodation other than self-contained dwelling units, an entrance shall be provided from a common passageway, hallway, corridor or other common space. The number of toilets, kitchens or bathrooms required shall be related to the number of occupants sharing the facility in accordance with the Municipal By-Laws.

3.3 BATHROOMS AND TOILET ROOMS

Each dwelling unit shall provide space for a bathroom including toilet facilities. All bathrooms and toilet rooms shall be located within and accessible from within the building and shall be fully enclosed. Where practicable, a wash basin shall be located in the same room as the water closet.

3.4 KITCHENS

Every self-contained dwelling unit shall contain a kitchen area equipped with a sink, served with hot and cold running water, storage facilities and a counter top work area. Space shall be provided for a stove and a refrigerator.

3.5 LAUNDRY

An interior space for laundry and drying facilities should be provided.

3.6 HEATING SYSTEMS

All residential accommodation shall be equipped with suitable heating facilities capable of maintaining an acceptable indoor temperature.

3.7 ELECTRICAL SERVICES

Newly installed electrical facilities complying with the requirements of the British Columbia Electrical Code shall be provided for all residential accommodation.

Existing wiring and electrical equipment shall be in good, serviceable and safe condition.

3.8 LIGHT AND VENTILATION

The standard of lighting and ventilation should be as required by the Building Regulations of British Columbia.

All public halls and stairways in buildings containing two or more dwelling units shall be illuminated so as to provide safe passage in accordance with Municipal requirements.

3.9 MINIMUM ROOM AND SPACE DIMENSIONS

Areas, dimensions and heights of rooms and other space within existing dwelling units shall be as required by the Building Regulations of British Columbia.

3.10 CLOSETS

Space should be provided for clothes and linen storage. Provision of coat hooks and shelving may be deemed acceptable.

3.11 GENERAL STORAGE

General storage facilities should be provided within the building.

3.11 Cont'd

For residential accommodation other than self-contained dwelling units, storage facilities may be in the form of communal general storage.

3.12 GARBAGE AND REFUSE STORAGE ROOMS AND CHUTES

Where garbage and refuse storage rooms and chutes are provided they shall be in conformity with the Building Regulations of British Columbia and maintained in a clean and sanitary condition.

PART 4 - GENERAL

4.1 SHARED FACILITIES

Where a building contains more than one dwelling unit and heating, storage, refuse disposal and/or other facilities are shared, the design and construction of such shared facilities should be as required by the Building Regulations of British Columbia.

4.2 FIRE PROTECTION

A high degree of safety to life and the protection of property may be achieved by the separation of dwelling units or rooms occupied separately and the use of materials which retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety. The provisions of the Building Regulations of British Columbia will be observed. The Municipality may require certification from the local Chief Fire Prevention Officer that fire separations are acceptable.