

THE CORPORATION OF THE CITY OF CORNWALL

By-law # 2014-191

A Property Standards By-Law of the City of Cornwall to provide for standards under which properties are maintained.

Whereas under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23, a By-law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

Whereas the Official Plan for the City of Cornwall includes provisions relating to property conditions;

Whereas the Council of the City of Cornwall is desirous of passing a By-law under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23;

Whereas Section 15.6(1) of the Building Code Act, S.O. 1992, c.23 requires that a By-law passed under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23 shall provide for the establishment of a Property Standards Committee;

Now therefore be it resolved that the Council of the Corporation of the City of Cornwall enacts as follows:

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PART 1

SHORT TITLE: This By-law may be referred to as "The Property Standards By-law".

DEFINITIONS

1.01 In this By-law:

1. "Acceptable"- means acceptable in the opinion of the Property Standards Officer.
2. "Accessory Building"- means a detached building or structure, not used for human habitation that is subordinate to the primary use of the same property.
3. "Act" - means an enactment or statute of the Province of Ontario.

4. "Approved" - means acceptance by the Property Standards Officer.
5. "Basement" - shall mean that portion of a building between two floor levels, which is partly underground and which has at least one-half its height from finished floor to the underside of the first floor joists above the average finished grade level adjacent to the exterior walls of the building.
6. "Building" - means any structure used or intended to be used for supporting or sheltering any use or occupancy.
7. "Building Code" - means the Building Code Act and any regulations made under that Act.
8. "Chief Official" - means the Chief Building Official appointed under Section 3 of the Building Code Act, 1992, c. 23 and having jurisdiction for the enforcement thereof.
9. "City" - shall mean The Corporation of the City of Cornwall unless the context requires otherwise.
10. "Clean and sanitary" means clean and sanitary in the opinion of the Property Standards Officer.
11. "Code" - means a regulation of the Province of Ontario known,
 - (a) with respect to matters relating to building, as the Building Code;
 - (b) with respect to matters relating to electricity, as the Electrical Safety Code;
 - (c) with respect to matters relating to fire, as the Fire Code; and
 - (d) with respect to matters relating to plumbing, as the Plumbing Code.
12. "Council" - shall mean the Council of the City of Cornwall.
13. "Dwelling" - means a building, structure, mobile home or recreational vehicle with or without kitchen facilities or a part of such a building or structure, which is, or is intended to be used for the purpose of human habitation, and includes such a building, home or vehicle that would be or would be intended to be used for such purposes, except for its state of disrepair.
14. "Dwelling unit" – means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

15. "Exterior property area" - means the building lot excluding buildings.

16. "Fence" – means any structure, wall or barrier, other than a building, erected at grade for the purpose of defining boundaries of property, separating open space, restricting ingress to or egress from property, providing security or protection to property or acting as a visual or acoustic screen.

17. "First Storey" - means that part of a building having a floor area closest to grade with a ceiling height of more than 1.8 metres (6 ft.) above grade.

18. "Ground cover" - means organic or non-organic material applied to prevent soil erosion such as concrete, flagstone, gravel, asphalt, grass or other landscaping.

19. "Graffiti" – means any word, figures, letters, numbers or drawings sprayed, scribbled, scratched, etched or otherwise applied on a surface.

20. "Guard" - means a protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.

21. "Habitable room" - means any room in a dwelling unit used or designed to be used for the purpose of living, sleeping, eating, cooking or preparation of food and without limiting the foregoing shall include den, library, sunroom or recreational room or any combination thereof.

22. "Inoperative Vehicle" – "Inoperative vehicle" includes but is not limited to a motor vehicle or recreational type vehicle that:

(a) is unable to be operated as a result of being dismantled, broken or incomplete, decayed or dilapidated, in particular with missing wheels, tires, body components or windows; or

(b) does not have affixed to it a number plate with a current permit validation as required under the Highway Traffic Act.

23. "Last known address" – means the address which appears on the assessment rolls with the Corporation of the City of Cornwall.

24. "Non-habitable space" - means a bathroom, toilet room, water closet compartment, laundry, pantry, foyer, lobby, hall, corridor, stairway, passageway, closet, storage room, boiler room, furnace room, accessory space for service, maintenance or access within a building or a room or space which does not comply with the minimum standards for residential occupancy.

25. "Non-Residential Property" - means a building or structure or part of a building or structure not occupied in whole or in part for the purpose of human habitation, and includes the lands and premises appurtenant and all of the outbuildings, fences or erections thereon or therein.

26. "Occupant" - means any person or persons over the age of eighteen years in possession of the property.

27. "Officer" - means a Property Standards Officer who has been assigned by the Council the responsibility of administering and enforcing the provisions of this By-law.

28. "Owner" – includes the owner in trust, a mortgagee in possession, the person for the time being, managing or receiving the rent of the land or premises in connection with which the word is used whether on his own account, or as agent or trustee of any other person, or who would receive the rent if the land and premises were let, and shall also include a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property.

29. "Person" – means and includes any person, firm, partnership, corporation, company, association, or organization of any kind.

30. "Property" - means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected and includes vacant property.

31. "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.

32. "Safe condition" - means a condition that does not pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person on or about the property, and includes a structurally sound condition.

33. "Sewage system" – means the City of Cornwall system of storm sewers, sanitary sewers and combined sewers, or a private sewage disposal system approved by the Chief Building Official within the City of Cornwall.

34. "Sign" - means any device or notice, including its structure and other component parts, which is used or capable of being used to identify, describe, illustrate advertise or direct attention to any person, business, service, commodity or use

35. "Snow disposal site" - means only those lands on which snow is placed after being brought to the lot from another lot, and shall not include areas to which snow is moved to one portion of a lot after being cleared from the rest of the lot.

36. "Snow storage site" - means that portion of lands being used for the storage of snow that has been moved to one portion of a lot after being cleared from another portion or portions of a lot.

37. "Supervisor" – means the City's Supervisor of Municipal Law Enforcement and his or her designate or successor.

38. "Suite" - means a single room or series of rooms of complementary use, operated under a single tenancy, and includes,

- a) dwelling units,
- b) Individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories, and
- c) Individual stores and individual or complementary rooms for business and personal services occupancies.

39. "Vehicle" – includes a motor vehicle, trailer, boat, motorized snow vehicle or other mechanical power driven equipment.

40. "Visual barrier" – means a barrier that acts as a screen consisting of a wall or fence, a continuous planting of suitable and healthy trees or shrubs, an earth berm or any combination thereof.

41. "Waste" - means any debris, rubbish, refuse, sewage, effluent, discard, or garbage of a type arising from a residence, belonging to or associated with a house or use of a house or residential property and/or from industrial or commercial operations, or belonging to or associated with industry or commerce or industrial or commercial property, which for greater certainty includes all garbage, discarded material or things, broken or dismantled things, and materials or things exposed to the elements, deteriorating or decaying on a property due to exposure or the weather

42. "Yard" means the land other than publicly owned land around or appurtenant to the whole or any part of a residential or non-residential property and used or capable of being used in connection with the property.
PART 2

GENERAL STANDARDS FOR ALL PROPERTY AND USES

2.01 SCOPE

1. No owner or occupant of property shall use, occupy, or allow, permit or acquiesce in the use or occupation of the property unless such property conforms to the standards prescribed in this By-law.
2. No person, being the owner or occupant of a property, shall fail to maintain the property in conformity with the standards required in this By-law.
3. The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures, garbage, rubbish, waste or accumulations of such materials that prevent access to or exit from the property in the case of emergency, or other safety or health hazard and shall leave the property in a graded and leveled condition in a manner acceptable to a Property Standards Officer.
4. All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned.
5. All new construction or repairs shall conform to the Ontario Building Code, where applicable.

6. This by-law does not apply so as to prevent a farm, meeting the definition of "agricultural operation" under the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1, from carrying out a normal farm practice as provided for and defined under that Act.

2.02 YARDS

1. Every yards shall be kept clean and free of litter, rubbish, waste, salvage, refuse, decaying or damaged trees, branches and limbs, objects or conditions that might create a health, fire, accident hazard or unsightly condition.

2. Every property shall be kept free from garbage, rubbish, waste or accumulations of such materials that prevent access to or exit from the property.

3. Without restricting the generality of this Section, such maintenance includes the removal of:

- a) rubbish, garbage, waste, litter and waste;
- b) trees, bushes and hedges, including any branches or limbs thereof, which are dead, decayed or damaged, and brush;
- c) wrecked, dismantled, inoperative, discarded or unlicensed vehicles, trailers, machinery or parts thereof, except in an establishment licensed or authorized to conduct a salvage, wrecking or repair business and then only if such establishment conforms with any relevant By-laws, chapters or statutes; and
- d) dilapidated or collapsed buildings, structures or erections, and the filling in or protecting of any unprotected well.
- e) nothing in subsection (c) prevents the occupant of a residential property from repairing a vehicle which is the occupant's own vehicle provided that:
 - i) There is only one (1) vehicle being repaired; and
 - ii) The vehicle is being actively repaired.

2.03 OUTDOOR STORAGE OF MATERIALS - NO IMMEDIATE USE

1. No machinery or parts thereof, or other object, or material, not associated with the normal occupancy and use of a property, including among other things, appliances, fixtures, paper, cartons, boxes, or building materials such as lumber, masonry material or glass, other than that intended for immediate use on the property, shall be stored or allowed to remain in an exterior property area.

2.04 GARBAGE RECEPTACLES

1. Every building shall be provided with sufficient proper receptacles to contain all garbage, ashes or waste, which accumulates on the property and such materials, shall be placed for collection in proper receptacles in compliance with applicable laws and not allowed to accumulate for longer than fourteen (14) days.

2. Receptacles for garbage shall be:

- a) made of watertight construction
- b) provided with a tight fitting cover, which may be removed only when the receptacle is empty or is being actively loaded;
- c) maintained in good condition without holes or spillage; and
- d) closed, or emptied, rinsed and cleaned when not in use, to prevent the escape of offensive odour or waste.

3. Where commercial, industrial, or residential on site garbage containers are visible from a public street or land, or residential properties, the area where the receptacles are stored shall be screened from view.

2.05 GARBAGE CHUTES - ROOMS - CONTAINERS - STANDARDS

1. Garbage chutes, disposal and collection rooms, containers and receptacles shall be washed down, disinfected and maintained to be clean, odour free and in good working order and good repair.

2.06 UNENCLOSED PORCH - BALCONY

1. Every unenclosed porch or unenclosed balcony, and every exterior and common area shall be kept free of garbage, waste, or appliances.

2.07 GRASS - TREES - BUSHES - HEDGES - LANDSCAPING

1. Grass, trees, bushes, hedges and other landscaping, shall be maintained to prevent an unsightly or unreasonable overgrowth in relation to the neighbouring environment.
2. Grass, trees, bushes, hedges and other landscaping, non-organic ground cover and site facilities shall be provided and maintained in living condition or a safe condition.

2.08 GROUND COVER – EROSION CONTROL

1. Suitable ground cover shall be provided and maintained to prevent erosion of the soil and so as to be in harmony with the neighbouring environment. Where grass forms part of the ground cover, it shall be resodded or reseeded as often as is required to maintain the grass in a living condition.

2.09 LOT GRADING - DRAINAGE

1. All yards shall be provided and maintained with adequate surface water drainage, including suitable provisions for its disposal, without causing erosion, so as to prevent ponding or the entrance of water into a basement or crawlspace.
2. No roof, driveways, automated irrigation system or other surface drainage, and the drainage of water from swimming pools shall be discharged on an entranceway, walkway, sidewalk, stair, steps or adjacent property, or on to any highway, or in such a manner that it will penetrate or damage a building, structure or property.
3. Every roof drainage shall be discharged onto the ground at least 1 metre (39 inches) from the building or structure, providing that it does not adversely affect adjacent properties, or cause erosion. Lot drainage shall be contained within the limits of the premises from which it originated until absorbed by the soil or drained to an approved swale or ditch.
4. No fill shall be allowed to remain in an unlevelled state on any property for longer than fourteen (14) days, unless the property is a construction site for which a building permit is in effect;

5. No fill shall be left in an uncovered state (not covered by sod, seed or agricultural crop) on any property for longer than thirty (30) days unless the property is:

- a) a construction site for which a building permit is in effect;
- b) a property being subdivided under subdivision agreement with the City of Cornwall; or
- c) property being actively farmed.

2.10 WALKWAYS - DRIVEWAY – PARKING LOTS

1. Surface conditions of walkways, driveways, parking lots, and yards shall be installed and maintained in a safe condition with non-organic ground cover so as to:

- a) prevent ponding of storm water;
- b) not exhibit an unsightly appearance;
- c) be kept free of garbage and waste;
- d) be kept free of deep ruts and holes;
- e) provide for safe passage under normal use and weather conditions, day or night.

2.11 SNOW DISPOSAL - STORAGE

1. A property owner shall cause any snow disposal site or a snow storage site on that property to be:

- a) maintained so as not to cause a hazard on the property; and
- b) maintained in such a manner and location on a property so as to reduce the potential of a hazard, flooding, erosion and other damage to neighbouring private or public lands.
- c) in accordance with other relevant regulations, site plan control, etc.

2.12 EXTERIOR LIGHTING

1. Every stairway, exterior exit and entrance doorway, cellar, basement entrance or building entrance shall have a permanently installed lighting fixture that shall be maintained in good working order.
2. All underground parking areas and common areas shall be illuminated so as to provide safe passage.
3. Outdoor lighting and indoor lighting that can be seen outdoors shall be placed and maintained, or have barriers or shades placed and maintained so as to prevent or block direct illumination of the interior of a dwelling regardless of whether such dwelling has or may have shades, drapes or other interior/exterior window coverings, or have an adverse effect on private properties.

2.13 RETAINING WALL

1. All retaining walls, screen walls and ornamental walls shall be constructed of durable material and shall be maintained in a structurally sound condition.

2.14 WELLS – CISTERN - CESSPOOL - PRIVY VAULT - PIT OR EXCAVATION

1. A well, cistern, cesspool, privy vault, pit or excavation shall be permanently sealed, or secured by a fence, cover or netting, unless it is in active use, in which event it shall be secured by fencing with warning signs until the use has ceased, whereupon they shall be sealed or secured as required above by approved means.

2.15 ACCESSORY BUILDINGS

1. The foundations, walls, roofs and all parts of accessory buildings and other structures appurtenant to the main building shall be:
 - a) constructed with suitable materials;
 - b) maintained in good repair;
 - c) protected from deterioration by the application of paint or other suitable protective material.

2.16 FENCE

1. A fence erected on a property or separating adjoining properties shall be maintained:

- a) in good repair; (free from loose or insufficiently secured, rotten, warped or broken materials),
- b) in a safe and structurally sound condition so as to be capable of sustaining safely its own weight together with any load to which it might reasonably be subject to.
- c) shall be free of dangerous objects. and:
- d) reasonably plumb, unless specifically designed to be other than vertical.

2. Metal fences shall be kept free from rust by application of a suitable protective material such as paint and shall be renewed when necessary.

3. All fences including fences acting as or forming part of a swimming pool enclosure shall be maintained in conformity with the provisions of the prevailing Fence By-law of the City of Cornwall.

4. No fence shall be erected in a location which will, does, or may, in the opinion of the officer, adversely affect the safety of the public;

- a) affect the safety of vehicular or pedestrian traffic; or
- b) constitute an obstruction of the view for vehicular or pedestrian traffic.

2.17 TOWERS – GANTRIES – MASTS – ANTENNAE

1. Towers, gantries, masts, antennae and structures of similar character and any attachment thereto shall be maintained:

- a) reasonably plumb, unless specifically designed to be other than vertical;
- b) in good repair;
- c) in a safe and structurally sound condition; and

2.18 SIGNS

1. A sign and any structure connected therewith shall be installed and maintained:

- a) in good repair without any visible deterioration when viewed from any property other than the property on which the sign is situated;
- b) in a safe and structurally sound condition; and
- c) in a reasonably vertical plane unless otherwise approved by the City of Cornwall. An unused or discarded sign shall be removed from the property or shall be stored within a building.

PART 3

EXTERIOR PROPERTY AREAS

3.01 STRUCTURAL ADEQUACY - CAPACITY

1. Every part of a property shall be maintained in good repair and in a structurally sound condition so as:

- a) to be capable of sustaining safely its own weight, and any additional load to which it may normally be subjected;
- b) to be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
- c) to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration; and
- d) to be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

2. If, in the opinion of the officer, there is doubt as to the structural condition and adequacy of a building or structure or parts thereof, the officer may order that such building or structure or parts thereof be examined by a professional engineer, licensed to practice in Ontario and employed by the owner of the building or authorized agent, and that a written report, which may include drawings for any recommended remedial work designed by the engineer, and giving details of the findings of such examination be submitted to the officer.

3.02 FOUNDATION WALLS - BASEMENTS

1. All foundation walls and the basement, cellar or crawl space floors shall be maintained in good repair and structurally sound.
2. Every basement, cellar and crawl space in a property shall be maintained in a reasonably watertight condition so as to prevent the leakage of water into the building.

3.03 EXTERIOR WALLS - SURFACES - CLADDING-MASONRY

1. All exterior walls and surfaces of every building or structure shall be sound, plumb, and weather tight, free from loose or unsecured objects and maintained in good repair:
 - a) free from cracked or broken masonry units, defective or deteriorated cladding, siding or trim, cracked, broken or loose stucco, loose or unsecured objects and;
 - b) shall be so maintained by the painting, restoring or repairing of the walls, coping or flashing, by the waterproofing of joints and the walls themselves, by the installation of or repairing of weather tight finishing, or the installation of termite shields, if required.
2. All exterior surfaces that have previously been covered with paint or other protective or decorative materials shall be maintained in good repair and the covering renewed when it becomes damaged or deteriorated.
3. Appropriate measure shall be taken to remove any graffiti, unsightly markings, stains or other defacement occurring on an exposed exterior surface and, where necessary, to restore the surface as nearly as possible to the original condition.

3.04 DOORS - WINDOWS - CELLAR - HATCHWAYS

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 in good working order, good repair, in a safe condition and shall be of such construction so as to prevent the entrance of wind, snow or rain into the building and to minimize heat loss.

2. Doors, door frames, sashes, casings, and weather-stripping that have been damaged or show evidence of rot or other deterioration shall be painted, repaired or replaced.

3. The following items shall be repaired or replaced:

- a) missing glass,
- b) broken glass,
- c) missing door hardware,
- d) defective door hardware,
- e) missing window hardware,
- f) defective window hardware.

4. At least one entrance door in every dwelling unit shall have hardware so as to be capable of being locked from inside and outside the dwelling unit.

5. All windows capable of being opened and all exterior doors including a door between a garage and a dwelling shall have hardware so as to be capable of being locked or otherwise secured from inside the building.

6. All windows capable of being opened shall be equipped with a screen to prevent the passage of insects and the screen shall be maintained in a good condition.

7. All windows in a dwelling unit shall be double glazed or provided with storm windows or other approved means of minimizing heat loss during the season in which heat is required.

3.05 CANOPIES - MARQUEES - AWNINGS

1. All canopies, marquees and awnings shall be properly anchored so as to be kept in safe and sound condition and shall be protected from decay and rust by a periodic application of weather-coating material.

3.06 ROOF

1. Every roof and all of its components shall be maintained in good repair and in a safe and structurally sound condition.

2. Without restricting the generality of this Section, such maintenance includes:

- a) removal of loose, unsecured or rusted objects or materials;
- b) removal of dangerous accumulations of snow or ice;
- c) keeping roofs and chimneys in water-tight condition so as to prevent leakage of water into the building; and
- d) keeping all roof-related structures plumb unless specifically designed to be other than vertical.

3.07 EAVES TROUGH SYSTEM - METAL DUCTS - FLASHING

1. Eaves trough, roof gutter, rainwater pipe, downspouts, flashing and all exterior metal ducts shall be properly secured free from loose or unsecured objects, free from obstructions and other hazards, weather-tight, free of holes and maintained in good repair.

2. Metal eaves troughs, rainwater pipes, flashing and all exterior metal ducts shall be kept free from rust by application of a suitable protective material such as paint, and shall be renewed when necessary.

3. Every roof drainage shall be discharged onto the ground at least 1 metre (39 inches) from the building or structure, when it is physically possible to do so, providing that it does not adversely affect adjacent properties, or cause erosion.

3.08 CHIMNEY FLUES

1. Chimney, vent pipes, smoke stacks, flues, ducts and other similar equipment shall be constructed, installed and maintained free from obstruction and shall prevent:

- a) the entrance of smoke or gases into a building
- b) the heating of adjacent combustible materials, walls and structural members to unsafe temperatures; and
- c) fire or other hazards.

2. Any fuel burning heating equipment used in a building shall be properly vented to the exterior by means of an approved smoke pipe, vent pipe or chimney.

3. Every chimney, smoke pipe, flue and vent shall be maintained so as to be free of defects.

4. Fireplaces and similar construction shall be maintained so as to be free of defects.

3.09 GARAGE

1. The construction between an attached or built-in garage and a dwelling unit shall provide an effective barrier to gas and exhaust fumes.

2. A door to an attached or built-in garage and a dwelling unit shall be tight-fitting and weather-stripped which will automatically close and latch to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.

3. Windows between an attached or built-in garage and a dwelling unit shall be non-operable.

PART 4

INTERIOR OF BUILDINGS, STRUCTURES AND DWELLINGS

4.01 INTERIOR STRUCTURE - COLUMNS - BEAMS

1. In every building, all structural components, including but not limited to all joists, beams, studding, columns and roof rafters, shall be of sound material and adequate for the load to which they are subjected.

4.02 WALLS - CEILINGS

1. Every interior surface and finishes of walls and ceilings shall be maintained:

- a) in good repair, a surface which is reasonably smooth, clean, tight and easily cleaned
- b) free of holes, cracks, loose coverings, extensive visible mould or other defects
- c) in a safe condition; and
- d) so as to possess the fire resistant properties and control of smoke movement and fire spread as per the Ontario Building Code.

2. In any bathroom the walls to a height of forty-two (42) inches above a bathtub equipped with a shower or six (6) feet above the floor of a shower stall, shall be maintained as to be water resistant.

4.03 FLOORS

1. Every floor shall be smooth and reasonably level and maintained so as to be free of all loose, warped, protruding, broken or rotted boards that may create an unsafe condition or surface. Such defective floors shall be repaired or replaced.

2. Where a floor covering has become worn or torn so that it retains dirt or may create an unsafe condition, the floor covering shall be repaired or replaced.

3. Every bathroom, kitchen, laundry and shower room shall have a floor covering of water-resistant material and readily cleaned.

4. Every cellar and basement shall have a floor of concrete or other material acceptable under the provisions of the Building Code, to ensure water drainage and to guard against the entry of vermin.

4.04 STAIRS - HANDRAILS - GUARDS

1. 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 hazards.

2. All handrails and balustrades, stairways, fire escapes, balconies, landings and porches and similar appurtenances shall be maintained in good repair so as to be free of holes and other defects which constitute accident hazards, shall be properly anchored so as to be kept in a safe and secured condition, shall be structurally sound for the loads prescribed by the OBC imposed through use and, if metal, shall be protected from rust or similar decay by a periodic application of paint.

3. Handrails shall be installed and maintained in good repair on all exterior stairs that have more than 3 risers and on all interior stairs within dwelling units that have more than 2 risers.

4.05 ELEVATORS

1. Elevating devices in a building, including all parts, lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans shall be maintained in good repair and operational.
2. All elevating devices including elevators, dumb-waiters, hoists, escalators, incline lifts and other elevating devices shall be installed and maintained:
 - a) in good working order and good repair; and
 - b) in a safe condition.
 - c) in compliance with applicable regulations.

4.06 MEANS OF EGRESS

1. Every building, structure or dwelling unit shall have a safe, continuous and unobstructed passage from the interior to an exit or the outside of the building at street or grade level.
2. Exterior stairs and fire escapes shall be maintained in a safe state of repair and kept free of ice, snow, and debris.
4. The passage required as egress from one dwelling unit shall not pass through any other dwelling unit.
5. In every multi-residential dwelling where a security locking-and-release system has been provided in the front or rear lobby for the entrance into the multiple dwelling and that system is controlled from each dwelling unit, such system shall be maintained in good repair and in an operating condition.
6. Where a non-residential building contains dwelling units located at other than grade level, there shall be a secondary means of continuous and unobstructed egress from such dwelling units.
7. Exiting to the exterior without a key or any special device or knowledge shall be provided at all times.

4.07 HEATING

1. Every residential dwelling shall have heating equipment capable of maintaining a temperature of 21°Celsius (70°Fahrenheit) during the day, and a minimum temperature of 16°Celsius (60.8°Fahrenheit) at night or as the prevailing Landlord/Tenant Act.
2. It is the responsibility of the owner that all heating and mechanical systems, and their components be installed, operational and maintained in good working order.
3. Only heating equipment approved for use by a recognized standards and testing authority shall be provided in a room used or intended for use for sleeping purposes.
4. No rental residential dwelling unit shall be equipped with portable heating equipment as the primary source of heat.
5. Solid fuel burning appliances shall conform to the standards as set out in the Ontario Building Code and any other applicable regulations. Fireplaces and similar construction used or capable of being used for burning fuels in open fires shall be connected to approved chimneys and shall be installed so as not to create a fire hazard to nearby or adjacent combustible materials and structural members.
6. If heating equipment burns solid or liquid fuel, a storage place or receptacle for the fuel shall be provided in a safe place and maintained in a safe condition.
7. Fuel-burning equipment shall be vented to a flue by means of rigid connections leading to a chimney or a vent or flue. All flues shall be kept clear of obstructions
8. Every chimney, smoke pipe and flue shall be maintained so as to prevent gas from leaking into the building.

4.08 ELECTRICAL

1. Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system. An adequate supply of electrical power shall be available in all occupied parts of every dwelling, suite and building.

2. The connection to the building and the system of circuits and outlets distributing the electrical supply within the building shall provide adequate capacity for the use of the building and such connections, circuits, wiring and outlets along with any fuses, circuit breakers and other appurtenances thereto shall be installed and maintained in good working order.

3. The electrical wiring and all electrical fixtures located or used in a dwelling shall be installed and maintained in good working order and in conformity with the regulations of the Ontario Electrical Safety Code.

4. Extension cords are not permitted on a permanent basis.

4.09 VENTILATION

1. 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 other hazard.

2. Every ventilation system shall be cleaned regularly and maintained in good working condition and good repair.

3. When an exterior opening is used or required for ventilation or illumination and is not required to be protected by a door, window or similar closure, it shall be protected with:

- a) mesh screening, metal grills, or other equivalent durable rust proof material; or
- b) other protection so as to effectively prevent the entry of rodents, large insects or vermin.

4. An opening for natural ventilation may be omitted from a bathroom or toilet room where a system of mechanical ventilation has been provided, such as an exhaust fan with a duct leading to the exterior.

5. Every basement, cellar, unheated crawl space and attic shall be vented and such vents shall be designed and maintained to prevent entry of snow, rain, rodents and insects:

4.10 NATURAL LIGHT

1. Every habitable room except a kitchen, bathroom, or toilet room shall have a window or windows, skylights or translucent panels facing directly or indirectly to an outside space and admits as much natural light equal to not less than:

- a) ten percent of the floor area for living and dining rooms and,
- b) five percent of the floor area for bedrooms and other finished rooms.

4.11 LIGHTING

1. Every stairway, exterior exit and entrance doorway, bathroom, toilet room, kitchen, hall, cellar, basement, laundry, furnace room and non-habitable work room in a suite, dwelling unit or building shall have a permanently installed lighting fixture that shall be maintained in a safe condition and in good working order.

2. Lighting equipment shall be installed throughout every property to provide adequate illumination for the use of each space so as to provide safe passage.

4.12 PLUMBING

1. All plumbing, drain pipes, water pipes and plumbing fixtures in every building and every connecting line to the sewage system shall be maintained in good working order and free from leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.

2. Plumbing systems on a property shall be provided, installed and maintained:

- a) in compliance with the respective requirements of any applicable Act or By-law;
- b) in good working order and good repair; and
- c) in a safe condition.

3. All plumbing fixtures shall be connected to the sewage system through water seal traps.

4.13 WATER SUPPLY

1. Every dwelling and every building to which water is available under pressure through piping shall be provided with:

- a) Adequate supply of hot water with a maximum temperature of 49 degrees Celsius (120 degrees Fahrenheit) at fixture and maintained in all dwelling units;
- b) Piping for hot and cold water connected to every kitchen fixture, every washbasin, bathtub, shower, sink and laundry area; and
- c) piping for cold water connected to every toilet and hose bib.
- d) Every pressure vessel (hot water tank) that is part of a plumbing system or connected to a plumbing system shall be equipped with a pressure relief valve designed to open when the water pressure in the tank reaches the rated working pressure of the tank.
- e) Every pipe (relief tube) that conveys water from a temperature relief, pressure relief or a combined temperature and pressure relief valve shall,
 - i) Be of a size at least equal to the size of the outlet of the valve, and
 - ii) Terminate with an indirect connection above a floor drain, sump or other safe location, with an air break of not more than 12 inches, or
 - iii) Terminate at a distance not less than 6 inches and not more than 12 inches from a floor and discharge vertically down.
- f) Every pressure vessel (hot water tank) for residential occupancy shall be equipped with thermostatic mixing valve.

2. All wells shall be capped with a structurally secure material such as concrete or similar material and shall be maintained in good repair.

4.14 SEWAGE SYSTEM

1. Every plumbing fixture in every building shall discharge the water, liquids or sewage into drainage piping, which shall be connected to a municipal sewage system, or a system approved by the authority having jurisdiction and in accordance with all applicable law.

2. Sewage or organic waste shall not be discharged to the surface of the ground, but into a sewage system where such system exists. Where a sewage system does not exist, sewage or organic waste shall be disposed of in a manner according to the Ontario Building Code.

3. The land in the vicinity of a sewage system shall be maintained in a condition that will not cause damage to, or impair the functioning of the sewage system.

4.15 PEST PREVENTION

1. Every dwelling and dwelling unit shall be kept free at all times from pests, rodents, vermin, insects and conditions that may promote an infestation.

PART 5

ADDITIONAL REQUIREMENT FOR RESIDENTIAL OCCUPANCY

5.01 OCCUPANCY STANDARDS

1. A non-habitable room shall not be used as a habitable room

2. No kitchen shall be used as a bedroom.

3. The maximum number of persons residing in a dwelling unit shall not exceed one person for each 9 square metres (97 square feet) of habitable room floor area.

4. The minimum dimension of any habitable room shall be 2 metres (6.5 feet).

5. The minimum area of a bedroom in a dwelling unit used by only one person shall be 6 square metres (64.5 square feet).

6. The minimum area of a bedroom in a dwelling unit used as a bedroom by two or more persons shall be 4 square metres (43 square feet) for each person.

7. Every habitable room shall have a ceiling height of at least 2.29 metres (7 feet, 6 inches). For the purpose of computing the floor area of a habitable room, no floor area under a ceiling height which is less than 2.13 metres (7 feet) shall be counted except for a bedroom which complies with the provisions that at least one half of any habitable room located directly beneath a roof and having a sloping ceiling, shall have a ceiling height of at least 2.29 metres (7 feet, 6 inches) and the area of that part of the room where the ceiling height is less than 1.5 metres (4.9 feet) shall not be considered as part of the area of the room for the purpose of determining the maximum permissible occupancy thereof.

8. No basement or portion thereof shall be used as a dwelling unit, unless it meets the following requirements:

- a) access to each habitable room shall be gained without passage through a furnace room, boiler room or storage room;
- b) each habitable room shall comply with all the requirements for ingress, egress,
- c) light, ventilation and ceiling height set out in this By-law and the Building Code;
- d) floors and walls are constructed so as to be impervious to leakage of underground or surface run-off water.

5.02 KITCHENS

1. A kitchen shall contain:

- a) a splash back and countertop which have an impervious surface,
- b) cabinets for food, dishes and cooking utensils, having sufficient strength that they will not collapse, tip or, if fastened to wall, become detached when filled, and,
- c) space sufficient to accommodate a cooking range or countertop unit, and refrigerator.

2. All kitchen countertops, kitchen cabinets and all of its components shall be maintained in good repair.

5.03 TOILET AND BATHROOM FACILITIES

1. Every dwelling unit shall contain plumbing fixtures in good repair and in an operative condition, consisting of a minimum of one toilet, one sink, and one bathtub or shower.

2. All bathrooms and toilet rooms shall be located within and accessible from within the dwelling unit.

3. All bathrooms and toilet rooms shall be fully enclosed and maintained so as to provide privacy for the occupant.

4. No toilet or urinal shall be located within a bedroom or a room that is used for the preparation, cooking, storing or consumption of food.

PART 6

NON-RESIDENTIAL PROPERTY STANDARDS

6.01 YARDS

1. Every owner, and every occupant in that part of non-residential property that is occupied or controlled by the occupant, shall maintain to the standards as described in Part 2 of this By-law and:

- a) in a sanitary and safe condition, free from litter, refuse and waste including such litter and refuse as may be left by customers or other members of the general public and shall provide containers for the disposal of such litter or refuse;
- b) free from objects conditions which are fire or safety hazards; and
- c) free from rodents, insects or vermin.

2. The warehousing or storage of material or operative equipment that is required for the continuing operation of the industrial or commercial aspect of the property shall be maintained in a neat and orderly fashion so as not to create a fire or accident hazard or any unsightly condition and shall provide unconstructive access for emergency vehicles. Where conditions are such that a neat and orderly fashion is achieved but is still offensive to view, the offensive area shall be suitably enclosed by a solid wall or a painted board or metal fence not less than 1.8 metres (6 ft.) in height and maintained in good repair.

6.02 MEANS OF EGRESS

1. All means of egress within a non-residential property shall be:

- a) maintained free from all obstructions or impediments;
- b) provided with clear, unobstructed and readily visible exit signs, for every required exit; and
- c) provided with lighting facilities capable of illuminating the means of egress to
- d) ensure the safe passage of persons exiting the building.

6.03 GUARDRAILS

1. A guard shall be installed and maintained in good repair on the open side of any stairway or ramp containing three (3) or more risers including the landing or a height of 600 mm (24 inches) between adjacent levels. A handrail shall be installed and maintained in good repair in all stairwells. Guardrails shall be installed and maintained in good repair around all landings, porches, balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature.

6.04 SEPARATIONS

1. Other occupancy units shall be maintained and protected so as to prevent the passage of noxious fumes and gases from a part of the building that is not used for human habitation into other parts of the occupancy unit.

6.05 VENTILATION

1. All non-residential properties shall be adequately ventilated by natural or mechanical means and with regard to the operations carried on therein, to ensure that persons within the property are not exposed to conditions deleterious to their health or safety.

2. Ventilation shall be provided for every locker room, clothes drying room and room in which plumbing fixtures are installed, either by means of natural ventilation through openings directly to the outside air or by means of mechanical ventilation, which ventilation will ensure a complete change of air within the rooms at least once per hour.

3. Mechanical ventilating equipment and the supports for each equipment shall be maintained in good repair and in safe mechanical condition.

6.06 AIR CONDITIONING

1. Air conditioners shall be equipped with adequate devices for the prevention of condensation drainage on to entrance areas, sidewalks or pathways and shall be maintained in a safe mechanical and electrical condition.

2. Cooling water from water-cooled equipment shall not be discharged on driveways, walkways or other areas used for pedestrian or vehicular traffic, or in such manner that it may cause damage to the walls, foundations or other parts of a building.

3. The discharge of cooling water from all water-cooled equipment shall be made to a proper drainage system and shall be connected in accordance with all applicable governmental regulations.

6.07 LIGHTING

1. All non-residential establishments shall install and maintain sufficient windows, skylights, and lighting fixtures necessary for the safety of all persons attending the premises.

6.08 TOILET ROOM FACILITIES

1. Buildings where people work shall have a minimum of one toilet and one sink supplied with an adequate supply of hot and cold running water located in an enclosed room accessible from within the building.

2. All toilet rooms shall be fully enclosed and with a door capable of being locked so as to provide privacy for the user.

3. All toilet facilities and toilet rooms shall be kept clean and neat at all times.

4. The toilet room walls and ceiling of every toilet room shall be provided with a smooth surface and where paint is used as the surface coating, it shall be maintained and painted as is necessary for cleanliness.

5. Each toilet room shall be provided with toilet paper, soap, and individual towels or other means of drying.

6.09 CLEANLINESS

1. Every floor, wall, ceiling, fixture, appliance and equipment shall be maintained in a clean and sanitary condition as is appropriate to the use which is being made of the building.

2. Every building shall be kept free from rubbish, debris or any condition which constitutes an accident or other hazard.

6.10 SALVAGE YARD

1. Salvage yards shall be effectively screened from public view by a visual barrier.

PART 7

VACANT - DAMAGED - DEMOLITION

7.01 VACANT LAND

1. Vacant land shall be maintained to the standards as described in Part 2, of this By-law.

2. Vacant land shall be graded, filled or otherwise drained so as to prevent recurrent ponding of water.

7.02 VACANT BUILDING

1. If any building is unoccupied, the owner or the agent shall protect every such building against the risk of fire, accident, or other hazards.

2. Every owner of a vacant building shall:

a) ensure that the property complies with all applicable statutes, regulations and By-laws, including but not limited to the Building Code Act, 1992, the Fire Protection and Prevention Act, 1997, the Vacant Building By-law and the Yard Maintenance By-law; and,

- b) satisfy the Supervisor that an individual retained by the owner attends the property to monitor the building condition minimum of once every 2 weeks or more frequently as required in writing by the supervisor;
- c) board-up all exterior openings, including those located on all floor levels and any other openings that may allow access to the interior;
- d) use tamper proof board-up hardware;
- e) weather proof board-up materials by painting and similar;
- f) paint board-up material in colours comparable with the surrounding walls and so as to be esthetically pleasing.

3. Prior to boarding-up, every owner shall:

- a) remove all combustible waste and stored materials to the satisfaction of the Supervisor and the Fire Department;
- b) disconnect and cap all services to the building (gas, water, electricity and such);
- c) ensure the absence of human and wild life (birds, raccoons, etc) within interior spaces and cavities but not limited to crawlspaces, basements, attics and soffit.

7.03 DAMAGE BY FIRE - STORM - OTHER CAUSES

1. Every owner of a building, accessory building or structure that is damaged by fire, storm or other causes shall:

- a) take immediate steps to prevent or remove any condition that may endanger persons on or near the property;
- b) properly support and/or barricade the building or structure until necessary repairs or a demolition can be carried out; and
- c) remove any smoke damage or other defacement from the exterior walls of the building or structure.

2. Any structure, buildings or portions thereof that has been damaged by fire, storm or other causes shall be repaired to their original condition or shall be demolished fourteen (14) days; for insurance investigative purposes and such, the Chief Official may authorise an extension to this period.

7.04 DEMOLITION

1. Where a building, accessory building, fence or other structure is demolished, the property shall be cleared of all rubbish, waste, refuse, masonry, lumber, wood, and other materials and left in a graded and leveled condition.
2. Every owner who has partially demolished a building, accessory building, fence, or structure shall maintain the remaining portion of the building, accessory building, fence or structure in compliance with all requirements of this by-law.
3. Every owner who is demolishing or partially demolishing a building, accessory building, or structure shall:
 - a) take every precaution to protect neighbouring properties;
 - b) take every precaution to protect members of the public; and
 - c) if necessary to protect neighbouring properties or members of the public, erect fences, barricades, covered way for pedestrians and any other means of protection.

PART 8

8.01 ADMINISTRATION AND ENFORCEMENT

ADMINISTRATION

1. This By-law shall apply to all property within the limits of the municipality.
2. The Supervisor is assigned the responsibility of administering and enforcing this By-law and the applicable provisions of the Building Code Act and may assign duties to such persons as necessary to carry out the administration and enforcement of this By-law and the applicable provisions of the Building Code Act. The enforcement is the responsibility of the Building and By-law department of the City of Cornwall.
3. Persons appointed or assigned the responsibility of administering or enforcing this By-law and the applicable provisions of the Building Code Act are Property Standards Officers, and have the authority to carry out such responsibilities.

8.02 PROPERTY STANDARDS APPEAL COMMITTEE

1. The Council for the City of Cornwall shall establish a Property Standards Appeal Committee that:

- a) subject to the Building Code Act, hears all appeals of orders issued under this by-law;
- b) consists of no fewer than three (3) citizen members;
- c) has its members appointed for a term equivalent to Council's term of office;
- d) has an assigned staff member from the City of Cornwall to serve the role of secretary to the committee, performing the duties and obligations required by the Building Code Act; and
- e) has the powers and duties prescribed by the Building Code Act.

2. Despite the provisions of 8.02(1)(c), Council may, at their sole discretion, appoint members or revoke the appointment of members of the Property Standards Appeal Committee, provided that a minimum of three (3) citizen members remain on the committee at all times.

8.03 NON-COMPLIANCE

1. The owner of any property which does not conform to the standards as set out in this By-law shall repair and/or maintain said property to comply with the standards or the property shall be cleared of all buildings, structures, waste or refuse and left in a levelled and graded condition.

2. Where any owner or occupant fails to comply with an order made under the Building Code Act, the municipality may cause the required work to be done including any necessary removal of material or vehicles at the cost of the owner or occupant to whom the order is directed."

3. The City may recover the cost of undertaking work under subsection 8.03(2) of this By-law by collecting such costs in the same manner as property taxes and such costs may include the administrative fees set out in Item 7 - Schedule "A" to this By-law.

8.04 APPEALS OF ORDERS

1. Pursuant to the Building Code Act, an owner or occupant who has been served with an order and who is not satisfied with the terms or conditions of the order may appeal to the committee by sending a notice of appeal by registered mail to the secretary of the committee within fourteen (14) days after being served with an order.
2. An order that is not appealed within the time referred to in section 8.04(1) shall be deemed to be confirmed.

8.05 ENFORCEMENT

1. The officer may prohibit the occupancy or use of any property that does not conform with the standards prescribed in this By-law.
2. An officer acting under this By-law, at any reasonable time and upon producing proper identification, may enter upon a property without a warrant for the purpose of inspecting the property to determine:
 - a) whether the property conforms with the standards prescribed in this By-law, or
 - b) whether a property standards order has been complied with.
3. Despite subsection 8.05(2), an officer shall not enter or remain in any room or place actually used as a dwelling unless:
 - a) the consent of the occupant is obtained, the occupant first having been informed that the right of entry may be refused and entry made only under the authority of a warrant issued under the Building Code Act;
 - b) a warrant issued under the Building Code Act is obtained;
 - c) the delay necessary to obtain the consent of the occupant or a warrant would result in immediate danger to the health and safety of any person;
 - d) the entry is necessary to terminate a danger under subsection 15.7(3) of the Building Code Act; or
 - e) the entry is necessary to repair, demolish and/or cause the work to be done under subsection 8.04(2) and, within a reasonable time before entering the room or place to be repaired, demolished and/or cause the work to be done; the officer serves the occupant with notice of his or her intention to enter it.

4. For the purpose of an inspection under subsection 8.05(2), an officer may,
- a) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the property or any part thereof;
 - b) inspect and remove documents or things relevant to the property or parts thereof for the purpose of making copies or extracts;
 - c) require information from any person concerning a matter relating to a property or part thereof;
 - d) be accompanied by a person who has special or expert knowledge in relation to a property or part thereof;
 - e) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection; and
 - f) order the owner of the property to take and supply at the owner's expense such tests and samples as re specified in the order.

5. Any cost incurred by the City in exercising its authority to inspect under Subsection 8.05(4) including but not limited to the cost of any examination, test, and sample or photograph necessary for the purpose of the inspection, shall be paid by the owner or occupant of the property where the inspection takes place.

6. An employee or agent of the City may enter the property at any reasonable time without a warrant for the purpose of causing the property to be repaired or demolished pursuant to subsection 8.04(2) in accordance with a final and binding Property Standards Order.

7. If, after inspection, an officer is satisfied that in some respect the property does not conform with the standards prescribed in this By-law, he or she may issue an order and such order shall be served by personal service or by prepaid registered mail to the last known address of the owner of the property where the contravention occurred and may be served on such other persons affected by it as the Officer determines and a copy of the order may be posted on the property.

8. If, in the opinion of the Property Standards Officer, the unsanitary condition of a dwelling is excessive as to cause a health issue, the owner will provide, at his/her sole expense, a report prepared by a professional, trained and knowledgeable in the field. The owner will undertake the appropriate remediation outlined in the report.

8.06 CONFLICTS - BY-LAWS - STANDARDS - REGULATIONS

- a) Except as provided herein, the administration and enforcement of this By-law shall be pursuant to the provisions of the Building Code Act.
- b) Where a provision of this By-law conflicts with the provisions of another by-law of the municipality, or other legislation or regulations in force in the municipality, the provision which establishes the higher standards to protect the health, safety and welfare of the occupants of the general public shall prevail.

8.07 ULTRA VIRES

1. Should any sections of this By-Law be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

8.08 OFFENCES AND PENALTIES

1. An owner who fails to comply with an order that is final and binding under this By-law is guilty of an offence under Section 36(1) of the Building Code Act, S.O. 1992, c.23, and is liable to a penalty or penalties as set out in Section 36 of that Act.

8.09 SEVERABILITY

1. It is hereby declared that each and every of the foregoing provisions of this By-law is severable and that, if any provisions of this By-law should, for any reason, be declared invalid by any Court, it is the intention and desire of this Council that each and every of the then remaining provisions hereof shall remain in full force and effect.

8.10 TRANSITION


- a) By-law # 072-2000 shall continue to apply with respect to any order made pursuant to that by-law and then only until such time as the work required by such order has been completed or any enforcement proceedings with respect to such order, including any demolition, clearance or repair carried out by the municipality shall have been concluded.

b) The members of the Property Standards Committee as it exists on the effective date of this By-law shall continue in office until successors are appointed in accordance with the provisions of this By-law.

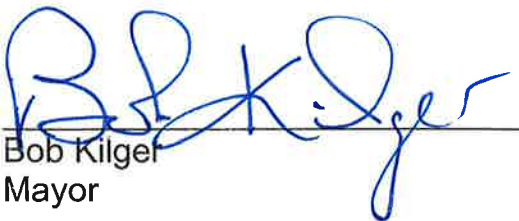
8.11 TRANSITION REPEAL

1. Property Standards By-Law # 072-2000 and amending By-Law # 2013-111 are repealed on the date of the passing of this By-Law

Read, signed and sealed in Open Council this 10th day of November, 2014.



Helen Finn
City Clerk



Bob Kilger
Mayor



Property Standards - Schedule A - Fees (NOVEMBER 2014).pdf

SCHEDULE "A"

Property Standards By-Law

SERVICE USE AND ACTIVITY CHARGES

ITEM	SERVICE	FEE
1.	<p>Property Standards Committee Appeal Processing Fee</p> <p>Appeal processing fee.</p>	\$ 150.00
2.	<p>Site Re-Inspection Fee</p> <p>At the discretion of the Chief Official or their Designate.</p>	\$ 100.00
3.	<p>Register Order on Title</p> <p>Where the Order has been registered in the proper Land Registry Office.</p>	Legal Fees plus \$ 150.00
4.	<p>Landlord/Tenant Tribunal</p> <p>Where an Inspector is requested to attend a Landlord/Tenant Tribunal.</p>	\$ 100.00
5.	<p>Order Has Been Registered And Has Been Required Discharged</p> <p>Where a <i>Property Standards Order</i> has been registered, an <i>Owner</i> or <i>Occupant</i> may apply for an inspection of the <i>property</i> in respect of the order and shall pay a fee at the time of application; this fee includes the registration of a discharge where compliance with the Order is found.</p>	\$ 150.00
6.	<p>Conviction Registered For A Breach Of Any Order</p> <p>Where there has been a conviction registered for a breach of any Order, for each Property Standards Officer who attended a hearing in the Ontario Court of justice.</p>	\$ 150.00
7.	<p>The City of Cornwall Undertakes To Complete The Work</p> <p>Where the <i>City of Cornwall</i> undertakes to complete the work required to comply with any final Order.</p>	Cost of the work performed plus an admin fee of 25% (Min \$100 & Max \$500)
8.	<p>Certificate of Compliance</p> <p>Where after inspecting a <i>property</i>, an <i>Officer</i>, may, or on the request of the <i>Owner</i>, issue the <i>Owner</i> a certificate of compliance.</p>	\$ 50.00

November 4, 2014