

Minimum Standards for Residential Occupancies By-law Summary

Building Maintenance Standards

- If you own a building, you must make sure it meets certain standards.
- Failing to meet these standards is considered a separate offense.

Standards for New Buildings

- If your building was built after these rules started, follow the Provincial Building Code standards.
- These rules are the minimum standards. They don't make other building requirements lower.

Inspections

Building Inspections:

- Inspections will happen between 9 am and 8 pm.
- You'll get a 24-hour notice before an inspection.
- If you refuse or interfere with an inspection, a court order may be requested, and you'll have to cover the costs.

Orders After Inspection:

- If your building doesn't meet standards, you'll get an Order to Comply.
- The order will say what standards your building is not meeting and when it will be reinspected.

General Maintenance Standards

Fire Prevention:

- Fire alarms must work all the time.
- New buildings must have fire alarm systems if required by the Provincial Building Code.

Structural Soundness:

- Every part of your building must be strong enough to hold its weight and normal loads.
- The inspector can ask for tests or proof to ensure materials and construction meet the standards.

Drainage and Dampness Prevention:

- Basements and similar spaces must be well-ventilated and drained.
- Inside walls and floors must be kept dry.

Roofs:

- Roofs should be weatherproof and leak-free.
- Gutters and downpipes must be in good condition.

Foundations & Exterior Walls:

- Exterior walls must be sealed, secure, and prevent pests.
- Foundations must prevent building settlement.
- Buildings must be free from rodents and insects.

Windows and Doors:

- Windows, doors, and skylights must be in good repair and draft-free.
- Every sleeping room must have a window meeting safety standards.

Egress:

- Every dwelling must have a clear passage to the outside.
- Fire escapes must be safe and unobstructed.

Stairs, Decks, and Balconies:

- Stairs and balconies must be safe and in good repair.
- Guardrails are needed for certain heights.

Interior Walls, Ceilings, and Floors:

- Walls and floors must be smooth and level.
- Walls near showers or bathtubs must be waterproof.

Fireplaces, Appliances, and Chimneys:

- Heating equipment must be safe and in good repair.
- Fireplaces must be safe and not heat nearby materials too much.

Heating:

- Buildings must have suitable heating for a comfortable temperature.
- Every dwelling must have a way to control room heat.

Plumbing Facilities and Fixtures:

- Plumbing must work well and be leak-free.
- Hot water must be at the right temperature.

Bathrooms:

- Bathrooms must be private, have ventilation, and a washbasin.

Kitchens:

- Kitchens must have hot and cold water, storage, and space for a stove and refrigerator.

Sleeping Rooms:

- Sleeping rooms must meet certain size and height standards.

Electrical System:

- Rooms for rent must have at least two outlets.
- Electrical systems must be safe and not pose a fire or shock hazard.

Natural Light and Ventilation:

- Habitable rooms must have windows or other openings to the outside.
- Mechanical ventilation systems must work properly.