

ORDER OF AN EXECUTIVE OFFICER

To: 659636 Alberta Ltd and Charlie Yoo
“the Owners”

RE: Those housing premises located in Grimshaw, Alberta and municipally described as:
Grimshaw Hotel, 5001 55 Avenue.

WHEREAS I, an **Executive Officer of Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. There are several visible cracks on the interior and exterior of the building, heaving of floors and obvious sinking of the NW corner of the building which indicates structural instability.
- b. There are several electrical outlets missing covers or not installed securely.
- c. There is evidence of water intrusion in several areas of the building and some exterior cladding is missing or damaged.
- d. There is mold noted in the women’s bathroom and exit in the bar, and in several areas on the upper floor.
- e. There is damage to ceiling tiles, walls, and flooring in several areas of the building.
- f. There is an accumulation of debris, fixtures, and excess storage of materials in several areas of the building that can create harborage for pests and a fire hazard.
- g. Several stairways have damage to the walls, in some instances this may impede emergency egress. One emergency egress set of stairs is missing entirely, while this is in an area patrons do not have access to, employees still enter this portion of the building.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. There are several visible cracks on the interior and exterior of the building, heaving of floors and obvious sinking of the NW corner of the building which indicates structural instability which is a contravention of Section 1(a) of the Minimum Housing and Health Standards which states that *the housing premises shall be structurally sound*.
- b. There are several electrical outlets missing covers or not installed securely which is a contravention of Section 11 of the Minimum Housing and Health Standards which states that *every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working condition*.
- c. There is evidence of water intrusion in several areas of the building and some exterior cladding is missing or damaged which is a contravention of Section 2(a) of the Minimum Housing and Health Standards which states that *the roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition*.

- d. There is mold noted in the women's bathroom and exit in the bar, and in several areas on the upper floor which is a contravention of Section 5(2) of the Alberta Regulation 173/99 which states that *no person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.*
- e. There is damage to ceiling tiles, walls, and flooring in several areas of the building which is a contravention of Section 5 of the Minimum Housing and Health Standards which states that *all walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.*
- f. There is an accumulation of debris, fixtures, and excess storage of materials in several areas of the building that can create harborage for pests and a fire hazard which is a contravention of Section 5(2) of the Alberta Regulation 173/99 which states that *no person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.*
- g. Several stairways have damage to the walls, in some instances this may impede emergency egress. One emergency egress set of stairs is missing entirely, while this is in an area patrons do not have access to, employees still enter this portion of the building which is a contravention of Section 3(c) of the Minimum Housing and Health Standards which states that *stairs or porches, including all treads, risers, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.*

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. The building must be inspected by a qualified building safety codes officer and all required repairs and modifications noted in the inspection report rectified.
 - b. The building must be inspected by a qualified electrical safety codes officer and all required repairs and modifications noted in the inspection report rectified.
 - c. The source of water intrusion must be investigated, all relevant repairs completed and exterior cladding must be repaired or replaced where needed.
 - d. All water damaged and mold damaged building materials must be removed. The building must be assessed by a mold remediation professional to determine if professional mold remediation is required. Repairs or modifications of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).
 - e. All damage to walls, ceilings and floors must be repaired.
 - f. The accumulation of debris, fixtures, and excess storage of materials must be removed
 - g. All damage to stairways must be removed, and the missing stairs replaced.
2. The work referred to in paragraph 1 shall be completed by September 30, 2021 with the exception of 1.(a) which must be completed by July 21, 2021.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Peace River, Alberta, July 20, 2021

Confirmation of a verbal order issued to Charlie Yoo on July 15, 2021.

Executive Officer
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or www.qp.gov.ab.ca.

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Template revised Feb 20, 2020

Copy: Lawrence Arnold, Fire Chief, Grimshaw

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Peace River • Peace River Community Health Centre • Environmental Public Health

10101 68 Street, Peace River, AB, T8S 1Z7

www.albertahealthservices.ca/eph.asp