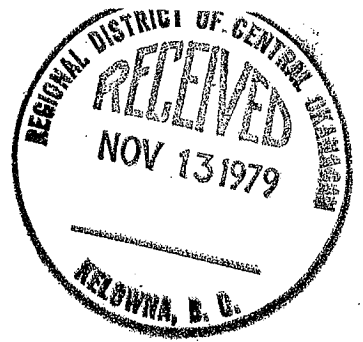


REGIONAL DISTRICT OF CENTRAL OKANAGAN



BY-LAW NO. 183

A by-law to provide regulations for minimum maintenance and occupancy standards of properties located within areas selected for the purposes of the Residential Rehabilitation Assistance Program.

WHEREAS Central Mortgage and Housing Corporation has initiated a program to provide financial assistance by means of contribution and loans for the purpose of improving housing under the Rehabilitation and Conversion of Existing Residential Buildings, Parts 111.1 and 114.1 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 111.1 and 114.1 of the Act the Municipality must adopt occupancy and building maintenance standards satisfactory to The Corporation and advise The Corporation of the manner in which occupancy and building maintenance standards will be enforced in respect of properties for which financial assistance has been received under the said program;

AND WHEREAS the British Columbia Building Code 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 REGIONAL DISTRICT OF CENTRAL OKANAGAN under authority of Sections 234, 715, 719, 870, 872, and 873 of the "Municipal Act", in open meeting assembled enacts as follows:

I. INTERPRETATION

1. In this by-law unless the context otherwise requires:
 - (a) REGIONAL DISTRICT shall mean the part of the Regional District of Central Okanagan as described in the Letters Patent, excluding thereout the corporation of the City of Kelowna and the Corporation of the District Municipality of Peachland.
 - (b) OCCUPIER shall have the meaning given to it by Section 2 of the Municipal Act.
 - (c) OWNER shall have the meaning given to it by Section 2 of the Municipal Act.
 - (d) BUILDING INSPECTOR shall mean the Chief Building Inspector appointed by the Regional District or his appointee.

II. REGULATION

1. That without restricting any other By-law or statutory regulation the attached "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 to all properties in the Regional District and those for which financial assistance has been received under the Rehabilitation and Conversion of Existing Residential Buildings, Parts III.1 and IV.1 of the National Housing Act.
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 Regional District of Central Okanagan, 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 the Regional District, the Regional District of Central Okanagan 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 to that land or real property as taxes in arrears.
4. The owner or occupier of any property to which this by-law applies shall permit reasonable access by the Building Inspector or other official of the Regional District 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 Two Hundred Dollars (\$200.00) together with 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.

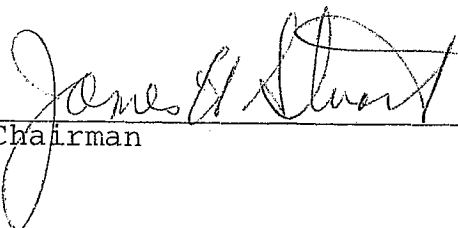
This by-law may be cited as the Regional District of Central Okanagan Occupancy and Building Maintenance Standards By-law No. 183 1979.


READ A FIRST TIME THIS 10th DAY OF September, 1979

READ A SECOND TIME THIS 10th DAY OF September, 1979

READ A THIRD TIME THIS 10th DAY OF September, 1979

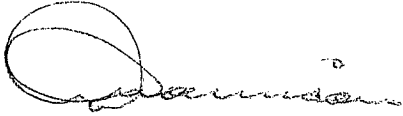
RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 19th DAY OF November, 1979.


Chairman


Secretary

I hereby certify that the foregoing is a true and correct copy of By-law No. 183 , 1979 which was read a third time by the Regional Board at its meeting held the 10th day of September 1979.

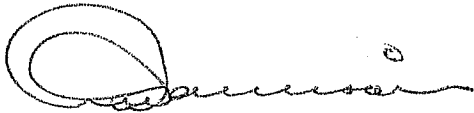
Dated at Kelowna, B.C. this
12th day of September ,1979



Secretary

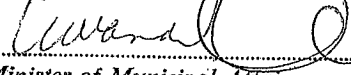
I hereby certify that the foregoing is a true and correct copy of By-law No. 183 , 1979 which was adopted by the Regional Board at its meeting held the 19th day of November , 1979.

Dated at Kelowna, B.C. this
21st day of November ,1979.



Secretary

Approved pursuant to the provisions of section 798(2) of the "Municipal Act" this 10th day of OCTOBER 1979.



Minister of Municipal Affairs

APPROVAL NO. 791057

SCHEDULE 'A'

STANDARDS FOR MAINTENANCE AND OCCUPANCY

1.1 SERVICES AND FACILITIES

Utility shut-offs for common services such as water, sewer, gas and electricity in each housing unit shall be maintained in good repair.

1.2 DILAPIDATED BUILDINGS

All dilapidated portions of structures, ancillary buildings and fences shall be removed or repaired.

1.3 PROTECTION AGAINST TERMITES AND OTHER PEST INFESTATION

Where the presence of termites or pests is evident or suspected, appropriate measures for extermination and protective measures against future termite infestation shall be undertaken.

2.1 WALKS AND DRIVEWAYS

Walks and driveways shall be restored to a safe condition where they constitute a safety hazard.

2.2 SITE DRAINAGE

Adequate surface water drainage away from the structure shall be provided.

3.1 FIRE PROTECTION

A high degree of safety to life and the protection of property shall be provided by the use of materials which retard the spread of fire and prevent the passage of flame, smoke and hot gasses through open or concealed spaces within the building, and by maintaining exits which will permit persons to leave the building with safety. Smoke alarms and fire extinguishers shall be maintained in operating condition.

4.1 STRUCTURAL - GENERAL

All structural components of the building shall be sound. Structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members, sagging roofs, floors, interior stairs, exterior landings/stairs, balconies and bulging walls shall be restored, as far as practicable, to their original position and firmly supported or braced, or shall be replaced. It is essential that the structural integrity of the building is restored as necessary. As the goal is to extend the life of the building, attention is to be given to matters that may not appear to warrant immediate action but may necessitate re-doing the same work in the relatively near future. For example, if the roof sheathing appears to have a short-term life expectancy, there is little merit in re-roofing without remedying the sheathing problem.

4.2 FOUNDATIONS

Foundations shall be restored to ensure that they shall reasonably support the loads imposed.

When moisture or water penetration will cause structural damage or loss of use of the basement or crawlspace, the foundation walls shall be dampproofed or waterproofed and drainage provided.

Crawlspace/

Crawlspace shall be vented to the exterior. They shall be provided with access hatches.

4.3 EXTERIOR WALLS

Exterior walls shall be maintained in sound condition capable of supporting likely loads, e.g. dead loads, and preventing the entry of moisture into the house.

4.4. INTERIOR WALLS AND COLUMNS

Interior walls, partitions and columns shall be maintained in sound condition. Load bearing walls, partitions and columns shall be capable of supporting likely loads e.g. floor loads.

4.5 ROOFS

All roof construction components shall be capable of supporting likely loads e.g. snow loads, and form a suitable base for the roof covering which shall be watertight.

Enclosed attic and roof spaces shall be vented to the exterior. Access hatches shall be provided to attics and other enclosed space.

4.6 FLOORS

All floor construction components shall provide reasonable support and form a suitable base for the floor covering.

Basement and crawl space floors shall be dampproofed.

5. CAULKING

Joints around doors and window frames, louvres, fans etc., and all other unprotected joints in the exterior construction shall be caulked or recaulked where necessary to prevent the entry of moisture or drafts.

6. WINDOWS

Existing windows including hardware shall be maintained in an acceptable condition. Defective hardware and deteriorated sash and frame members shall be repaired/replaced to restore the window to sound condition.

7. DOORS

Existing doors and hardware (including storm doors) shall be maintained except where the degree of deterioration and/or damage justifies replacement. All exterior doors shall be effectively weatherstripped.

8.1 EXTERIOR WALLS AND ROOFS

All exterior walls and roofs shall be maintained to prevent the entry of moisture into the structure and provide reasonable durability. All exterior material subject to deterioration in its unprotected state shall be painted or otherwise suitably treated.

Total re-roofing shall be made only where repair or replacement of sections is impracticable.

8.2 INTERIOR WALLS AND CEILINGS

Cracks and defects in interior wall and ceiling finishes shall be repaired.

Water resistant finishes around shower stalls and bathtubs in bathrooms shall be maintained.

8.3 FLOORS AND STAIRS

Floors and stair finishes creating hazardous or unsanitary conditions shall be replaced. Handrails shall be provided.

9.1 BUILDING SERVICES

All heating systems shall be maintained in a clean and safe operating condition. No combustible material shall be permitted adjacent to heating system.

Every vent pipe, chimney and smoke pipe shall have sufficient clearance or be protected to prevent overheating of adjacent combustible materials and the entrance of noxious gasses into the dwelling.

Smoke pipes shall have a minimum clearance from unprotected combustible materials as follows:

- (a) Oil and gas burning appliances - 230 mm
- (b) Solid fuel burning appliances - 450 mm

Smoke pipes shall be replaced if the existing pipes are deteriorated. Pipes shall be installed with sufficient hangers/straps to avoid sagging. Dampers shall be provided.

The pipes shall be sized according to the manufacturer's specifications for the heating equipment.

The Canadian Heating Ventilating and Air-Conditioning Code 1977 is to be used to determine "good practise".

9.2 PLUMBING

All defective plumbing pipes, fixtures, etc., shall be restored to sound condition and protected from freezing.

Galvanized pipe for domestic hot water systems may be replaced by other acceptable piping where there is evidence of significant corrosion or restricted flows.

9.3 SEWAGE DISPOSAL

An acceptable means of sewage disposal shall be maintained. Acceptable is deemed to include any method of disposal which complies with the requirements of the authority having jurisdiction.

9.4 ELECTRICAL SERVICES

The electrical distribution system e.g. panel boxes, wiring, receptacles, etc. shall be maintained in sound and safe condition as required by the authority having jurisdiction.