

Property Standards Committee Minutes



City Hall, Meeting Room C, 1 Carden Street

Wednesday November 6, 2019

From 7:00 to 9:00 p.m.

Meeting Chair: Katharine Lammer

Attendance : Katharine Lammer, Bob Foster, Jon Hebden, Dave Gooch, Steve Jamieson, Jason Lapier, Carrie MacKay, Kathy Hawkins, Joan Ferguson.

Items

Item 1. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest.

Item 2. PSC-19-003 – 7 Crawford St– Challenge of Order

Meeting called to order at 7:09p.m.

Introductions of the Committee, City Staff and the appellant of PSC-19-003 were made.

Chair (K. Lammer) asked City to present its case:

S. Jamieson – On August 26, 2019 received a complaint indicating only one safe point of entry, wiring unsafe with risk of fire.

August 27, 2019 – Occupant provided informed consent to S. Jamieson to enter– Front entry stairs detached from front porch handrails were collapsing, with quite a bit of sag. Loose terminal in kitchen, exposed wiring in basement.

August 29, 2019 –An Order was issued, based on the security concerns stating:

1. The front staircase leading to the porch and main entrance is unsafe, it is not attached properly to the porch wall, it has moved, both handrails are loose and not secured. This is a hazard. You must replace or repair the front staircase and handrails ensure it is constructed with sound construction techniques. Construction of new or replacement guards or stairs will require a permit and shall comply with the Ontario Building Code.
2. There is a loose electrical receptacle in the kitchen, on the wall towards the living room
3. There is a loose electrical socket and box with exposed romex that is not weather protected and exposed to the elements laying on the ground between the house and garage. You must remove this plug or install properly according to the Electrical Code.
4. There is a considerable amount of wiring in the basement of this dwelling that has exposed and unprotected joints/terminations/bare wire, sections of old knob and tube joints and other

electrical hazards. You must obtain an inspection report from the Electrical Safety Authority to assess modifications to the basement wiring and electrical panel. You must then submit the report to this office and undertake all recommendations contained therein to address any electrical safety concerns.

5. Numerous holes were identified in the basement/foundation. You must seal any opening on the exterior of the dwelling that may permit animal or rodent entry, such as the holes in the foundation, around windows, doors basement walk out entrance.

The Order was appealed on September 18, 2019.

September 23, 2019 – S. Jamieson re-inspected – Unable to gain access to interior, but the exterior concerns were not complete.

September 30, 2019 - Returned with Ray Borthwick Building Inspector– R. Borthwick approved repairs to staircase. The staircase has been complete at this time. Occupant brings up new concern, there is a water leak from plumbing in the basement.

Communication was received from appellant's legal council claiming electrical outside has been secured and provided a letter from 2002 stating the basement fixtures claim to be safe

R. Borthwick had indicated while on inspection that there is new electrical wiring in the basement that is not secured, and not to electrical safety code, needs to be inspected. Which supports the order that has been issued.

Item number 5 is still outstanding, other minor holes.

The chair (K. Lammer) asked the committee for questions for the City:

K. Lammer - Are order numbers 1 and 3 are completed?

S. Jamieson – Items 1 and 2 are completed. Technically number 3 is not complied as it needs to be a protected wire as it is outside. In regards to the newer concern of plumbing the lawyer has indicated that it has been rectified.

K. Lammer - Cannot speak to the plumbing as it is not listed in this order.

Chair (K. Lammer) asked the appellants to present their case:

S. Fava - Solicitor unable to make it as she won't drive at night. In respect to item number 5 unsure what holes it is referring to. Need more specification. Direct question to S. Jamieson – Are there other holes?

S. Fava – The outside outlet was there in 2002/2003 when we purchased the property. We didn't install it. The box was old, we changed the box but, it's not on. Mechanical protection is required. It was addressed as best as could. It was attached by the owner himself, not an electrician.

In December 2015 we had an ESA done and Berry Wilson attended, and said there was nothing unthwarted, there are no outstanding issues.

The results of this inspection were provided to the committee. The chair read aloud the notice. The notice stating that a licensed electrical contractor had NOT completed the electrical work and that all work needed to be stopped immediately and to have all electrical work inspected by the ESA. No further documentation was provided to show that this was rectified.

The knob and tube wiring is not live. Basement is not in use, it is only for storage and washer/dryer.

The chair (K. Lammer) asked the committee for questions for the Appellants:

K. Lammer - Would you be willing to have an electrical safety assessment completed?

S. Fava - Yes, as it is not cost prohibited, but I would like the City to provide a person that they feel is adequate as my previous reports don't seem to be satisfactory to the City.

The chair (K. Lammer) asked for any more questions from the committee to any of the parties:

Not at this time.

The chair (K. Lammer) closed the meeting and let the attendees know they would be called in after the committee deliberated and reached a decision

DECISION PSC 19-003

Motion by K. Lammer carried unanimously.

In the matter of the Appeal of the Order of the Property Standards Officer issued on August 29th, 2019 regarding 7 Crawford Street, being PLAN 363 LOT 109, it is the decision of the Committee that the items 1 and 2 in Order 19-005869 CM have been satisfied. The Committee confirms the order for items 3, 4 and 5, and has requested that an ESA (Electrical Safety Authority) inspection be completed and the results be provided to the City of Guelph.

Item 3. PSC-19-004 – 17 Glasgow St S – Challenge of Order

Chair (K. Lammer) asked City to present its case.

J. Lapier – Received a complaint regarding missing handrail in front stairs and missing/blocked eaves.

July 30, 2019 - inspected the property in reaction to that complaint. As a result of that inspection a notice was issued.

September 5, 2019 - follow up inspection, confirmed front stairs was missing a handrail. With 4 risers a handrail is required. There was an 8 by 12 inch hole in eavestrough and vegetation growing out of elbow of downspout.

As a result of that inspection an Order was issued September 19, 2019 to:

1. Install and adequately secure a graspable handrail on the exterior stairs serving the front entrance. Handrail to be a minimum height of 35 inches / 0.87 metres to a maximum of 38 inches/ 0.97 metres.

2. Replace or repair the rotted / deteriorated section of eavestrough located above the front exterior stairs, ensure all eavestroughs and downspouts are maintained in good repair, free of debris, blockages or other defects to allow for proper and adequate roof drainage so as not to discharge directly on to any stair, walkway or adjacent properties.

October 1, 2019 - Order was appealed.

November 5, 2019 inspection completed and reconfirmed handrail is still missing and eavestrough had not been repaired. Was unable to tell if the eavestrough were blocked at this time as it wasn't raining.

K. Lammer - Is the house occupied?

S. Fava - No it is mine, but I reside in Oakville at this time. There is work being done in the basement and so I don't reside there.

The chair (K. Lammer) asked the committee for questions for the City:

B. Foster - Is it a landing or a top step?

J. Lapier - There is no landing, but 4 steps.

B. Foster - It requires a landing

J. Lapier - I am working with what is currently there.

Chair (K. Lammer) asked the appellants to present their case:

S. Fava - Would like pictures to be provided when a notice is issued as he had no idea.

S. Fava - Agrees with the evestroughing. Provided a report as to why this has happened to his evestrough.

S. Fava - Would like clarification as to what is required for the stairs.

K. Lammer - We can only speak to what is in the order.

The chair (K. Lammer) asked the committee for questions for the Appellants:

K. Lammer - If you are agreeing with the Order, why did you appeal it?

S. Fava - I didn't know about the evestrough when I filed for the appeal. Wants to add to the record that the neighbours downspout is discharging onto his property. Would like 30 days if he doesn't need to build a landing.

K. Lammer - We cannot speak to anything regarding the downspout, we can only speak to the handrail.

S. Fava - Would like 90 days to complete the evestrough.

K. Lammer - Asks City if this would be acceptable

J. Lapier - Agreed would be fine

The chair (K. Lammer) asked for any more questions from the committee to any of the parties:

None

The chair (K. Lammer) closed the meeting and let the attendees know they would be called in after the committee deliberated and reached a decision

DECISION PSC 19-004

In the matter of the Appeal of the Order of the Property Standards Officer issued on September 19, 2019 regarding 17 Glasgow Street South, being PLAN 8 PT LOT 1015, it is the decision of the Committee that the Order 19-005260 CM be confirmed, with the compliance date for item 1 extended to December 6, 2019 and item 2 extended to February 6, 2020.

Item 4. Approval of March 6, 2019 Draft Minutes

Moved by J. Hebden, second by B. Foster

Approved

Item 5. Other Matters

K. Lammer - Status Update on 365 Stevenson Street or 44 Terry Boulevard

S. Jamieson - 365 Stevenson St. - There was no court date for 44 Terry Boulevard as parties from 365 Stevenson St., 44 Terry Blvd and the City of Guelph have coming together. The work has been completed, but inspection hasn't happened yet. Property Standards in conjunction with Engineering will follow up.

K. Lammer - Can we close this next time we meet? We would like an update on the status on 44 Terry Boulevard whether it is in mediation and has been set aside, it is not fully resolved or the appeal didn't go forward. The committee can then proceed with closing the appeal from 394 Stevenson if the matter with 44 Terry Boulevard is resolved.

Item 6. Adjournment