

IN THE MATTER OF THE PUBLIC HEALTH ACT – ALBERTA
ORDER OF AN EXECUTIVE OFFICER

To: Whiteley Holdings Strathmore Hotel Ltd.
19 River Rock Way SE
Calgary, Alberta T2C 4G9

Linda Davies
Box 2190
Strathmore, Alberta T1P 1K2

Gregory Whiteley
Box 2190
Strathmore, Alberta T1P 1K2

And To: All Occupants of those premises located in Strathmore, Alberta and municipally described as:

Strathmore Hotel - Hotel Accommodation
135 3rd Ave
Strathmore, Alberta

Re: Those premises located in Strathmore, Alberta and municipally described as:

Strathmore Hotel - Hotel Accommodation
135 3rd Ave
Strathmore, Alberta

Lots 25-27, Block 3, Plan 4810N

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 the prevention or suppression of disease, namely:

- a. Electrical outlet covers missing on electrical outlet plugs in hotel rooms.
- b. Electrical wiring entering building is not meeting electrical code as demonstrated by Permit Pro.
- c. Exposed electrical wires in several hotel rooms.
- d. Electrical panel boxes not meeting electrical code as demonstrated by Permit Pro.
- e. Ceilings unfinished in main hallway and damaged in several hotel rooms.
- f. Damage to walls in main hallway areas and in several hotel rooms.
- g. Damage to flooring in several hotel rooms.

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- h. Hot steam ejecting from a hotel room radiator heater.
- i. No active lighting in the main hallway or stair well area.
- j. Damage to door jam and locking mechanism for room 12.
- k. Loose handrail on inside staircase leading to upper floor level.
- l. Smoke alarms not installed within hallway.
- m. Floors on upper hotel level have a lean towards the middle of building.
- n. Window in the common bathroom shower room is sealed and cannot be opened.
- o. Mechanical ventilation missing in the common toilet washroom.
- p. Several broken, cracked or boarded up windows in hotel rooms.
- q. Windows in several hotel rooms do not have window screens.
- r. Rotten boards located on both exterior fire escapes.
- s. Railings loose and not secured on both exterior fire escapes
- t. Several supporting beams in the basement have additional support and are suspect of structural integrity.

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

- a. Electrical outlet covers missing on electrical outlet plugs in hotel rooms. This is in contravention of Sec 11 of the Minimum Housing and Health Standards.
- b. Electrical wiring entering building is not meeting electrical code as demonstrated by Permit Pro. This is in contravention of Sec 11 of the Minimum Housing and Health Standards.
- c. Exposed electrical wires in several hotel rooms. This is in contravention of Sec 11 of the Minimum Housing and Health Standards.
- d. Electrical panel boxes not meeting electrical code as demonstrated by Permit Pro. This is in contravention of Sec 11 of the Minimum Housing and Health Standards.
- e. Ceilings unfinished in main hallway and damaged in several hotel rooms. This is in contravention of Sec 5 of the Minimum Housing and Health Standards.
- f. Damage to walls in main hallway areas and in several hotel rooms. This is in contravention of Sec 5 of the Minimum Housing and Health Standards.
- g. Damage to flooring in several hotel rooms. This is in contravention of Sec 5 of the Minimum Housing and Health Standards.
- h. Hot steam ejecting from a hotel room radiator heater. This is in contravention of Sec 8(a) of the Minimum Housing and Health Standards.
- i. No active lighting in the main hallway or stair well area. This is in contravention of Sec 13 of the Minimum Housing and Health Standards.
- j. Damage to door jam and locking mechanism for room 12. This is in contravention of Sec 3(a) of the Minimum Housing and Health Standards.
- k. Loose handrail on inside staircase leading to upper floor level. This is in contravention of Sec 3(c) of the Minimum Housing and Health Standards.
- l. Smoke alarms no installed within hallway. This is in contravention of Sec 12 of the Minimum Housing and Health Standards.
- m. Floors on upper hotel level slope towards the middle of building. This is in contravention of Sec 1(a) of the Minimum Housing and Health Standards.
- n. Window in the common bathroom shower room is sealed and cannot be opened. This is in contravention of Sec 2(b)(i) of the Minimum Housing and Health Standards.
- o. Mechanical ventilation missing in the common toilet washroom. This is in

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- p. contravention of Sec 7(c) of the Minimum Housing and Health Standards.
- p. Several broken, cracked or boarded up windows in hotel rooms. This is in contravention of Sec 2(b)(i) of the Minimum Housing and Health Standards.
- q. Windows in several hotel rooms do not have window screens. This is in contravention of Sec 2(b)(iii) of the Minimum Housing and Health Standards.
- r. Rotten boards located on both exterior fire escapes. This is in contravention of Sec 3(c) of the Minimum Housing and Health Standards.
- s. Railings loose and not secured on both exterior fire escapes. This is in contravention of Sec 3(c) of the Minimum Housing and Health Standards.
- t. Several supporting beams in the basement have additional support and are of suspect of structural integrity. This is in contravention of Sec 1(b) of the Minimum Housing and Health Standards.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **unfit for human habitation**;

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

1. That the complete accommodation in the upper hotel room floor of the above noted premises be vacated no later than 8:00 am, on Monday, the 31st day of January, 2011.
2. That, if the complete upper hotel room floor of the above noted premises are to be reoccupied, the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair all electrical outlet covers missing on electrical outlet plugs in hotel rooms.
 - b. Repair all electrical wiring to meet electrical code.
 - c. Repair all exposed electrical wires in several hotel rooms.
 - d. Repair all electrical panel boxes and wiring to meet electrical code.
 - e. Repair the unfinished ceilings in main hallway and damaged ceilings in all hotel rooms.
 - f. Repair all damage to walls in main hallway areas and hotel rooms.
 - g. Repair all damage to flooring in hotel rooms.
 - h. Repair all broken or damaged radiator room heaters.
 - i. Install active lighting in the main hallway and stair well areas.
 - j. Repair the damage to door jam and locking mechanism for room 12.
 - k. Repair the loose handrail on the inside staircase leading to upper floor level.
 - l. Install smoke alarms within the hallway.
 - m. Repair the window in the common bathroom shower room.
 - n. Install mechanical ventilation in the common toilet washroom.
 - o. Repair or replace all broken, cracked or boarded up windows in hotel rooms.
 - p. Install window screens on all windows in hotel rooms.
 - q. Repair or replace all rotten boards located on both exterior fire escapes.
 - r. Repair or replace all loose railings on both exterior fire escapes
 - s. Obtain an Certified Structural Engineer to complete a structural evaluation of the building and it's structural supports. A copy of this evaluation must be provided to the satisfaction of an Executive Officer of Alberta Health Services.

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3. That, until such time as the work referred to in paragraph 2 is completed to the satisfaction of the undersigned, or an executive officer of Alberta Health Services, the complete upper hotel room floor of the above noted premises shall remain vacant and all entrance doors and stairs secured from unauthorized entry.

Dated at Strathmore, Alberta, this 31st day of January, 2011.

Norman Kruesel
Executive Officer
Alberta Health Services

Section 5(2) of the Public Health Act provides that a person who is directly affected by this Order and considers himself or herself aggrieved hereby may appeal the same to the Public Health Appeal Board, 24th Floor, Telus Plaza North Tower, 10025 Jasper Avenue, Edmonton AB T5J 2N3, within ten (10) days. The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal.

The Owner is advised that the Public Health Act empowers Alberta Health Services to carry out the terms of this Order on the Owner's behalf and at the Owner's expense should the Owner fail to comply with the terms hereof.

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-912-8400
Fax: 403-912-8410

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990
Fax: 403-762-5570

Calgary/Mountain View/Rocky View

Alberta Health Services, *Southport*
10101 Southport Rd SW
Calgary, AB T2W 3N2
Phone: 403-943-2288
Fax: 403-943-8056

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656
Fax: 403-678-5068

Claresholm

Claresholm Public Health
5221 2nd Street W
PO Box 1391
Claresholm, AB T0L 0T0
Phone: 403-625-4061
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Didsbury

Didsbury Health Unit
PO Box 130
1210 -20th Avenue
Didsbury, AB T0M 0W0
Phone: 403-335-7292
Fax: 403-335-7610

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-995-2600
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Strathmore

Public Health Building
650 Westchester Road
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www.calgaryhealthregion.ca/envhealth