



calgary health region

**Southeast Community Portfolio
Centre 15**

Environmental Health
1509 Centre Street SW
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EXECUTIVE OFFICER'S ORDER

TO: [name]
[street address]
[municipality], Alberta [postal code]
(the "**Owner**")

And To: All Occupants (the "**Occupants**") of those premises located in [municipality], Alberta and municipally described as:

[street address]
[municipality], Alberta

RE: Those premises located in [municipality], Alberta and municipally described as:

**[street address]
[municipality], Alberta**

WHEREAS, pursuant to section 62 of the Public Health Act Chapter P-37 of the Revised Statutes of Alberta 2000, an Executive Officer who, following an inspection, has reasonable and probable grounds to believe that a nuisance exists in or on the place that was the subject of the inspection or that the place or the owner of it or any other person is in contravention of this Act or the regulations, the Executive Officer may issue a written order

AND WHEREAS I, an Executive Officer of the Calgary Health Region, have inspected the above noted premises and found to exist the following conditions which are or might become injurious or dangerous to the public health or that might hinder the prevention or suppression of disease or are in contravention of the Housing Regulation and/or the Nuisance and General Sanitation Regulation promulgated pursuant to Section 66 of the Public Health Act, namely:

- Mould growth and/or conditions that support mould growth are evident within the premises(detail)
- Combustion gases from furnace and hot water tank are being discharged into the premises(detail)
- Electrical system has been tampered with(detail)
- Surfaces throughout the growing and mixing areas are contaminated from the use of chemical/fertilizer solutions(detail)
- Structural and interior damage is evident in the premises(detail)

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 above noted premises be vacated immediately.
2. That the above noted premises be secured from any and all unauthorized entry.
3. That permission to enter be received in writing from the undersigned or a designated alternate Executive Officer of the Calgary Health Region.
4. That, if 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. Retain the services of a qualified **Environmental Health or Indoor Air Quality Consultant** to:
 - (i) assess the conditions within the above noted premises including the carrying out of environmental air quality analyses of the interior spaces (including the attic, wall and floor cavities, and crawlspaces) for water and mould damage; and
 - (ii) prepare for review by Calgary Health Region a detailed assessment report and scope of work plan to address any hazards identified therein.

Testing and reporting shall follow the requirements outlined in Calgary Health Region's Fungal Air Testing Protocol and must include extensive intrusive and destructive testing and shall and must include inspection and assessment of hidden cavities and surfaces such as, but not limited to, cutting access holes (or using boroscopes) into walls and ceilings, lifting carpets or vinyl sheet flooring, removing wallpaper for investigation purposes. The consultant's report shall describe, *inter alia*, the building construction, finishes, materials and components and the results of their investigations along with recommendations for restoration, repair, and the remediation as required for reoccupation of the building. **The Consultant shall have current, active membership in a related professional organization or certifying body and shall be first approved in writing by Calgary Health Region.**

- b. **Prior to performing any work inside the above noted premises**, apply for and obtain all permits and approvals required by law, including, but not limited to, Environmental Restoration, Electrical, Plumbing, Gas and/or Mechanical permits. (The Environmental Restoration permit may require that you obtain the services of a **Professional Engineer (Alberta)** to provide an intended Scope of Work report which shall describe the building construction, finishes, materials and components and the results of their investigations along with recommendations for restoration, repair, and remediation as required for reoccupation of the building. Any such Report shall be forwarded to Calgary Health Region.)
 - c. Retain the services of **qualified contractors** to make all structural, electrical, mechanical repairs necessary, all in compliance with applicable codes and regulations,

and thereafter provide Calgary Health Region with a report or reports from such contractor or contractors confirming the work performed;

- d. Retain the services of a **qualified restoration and mould remediation specialist, approved by Calgary Health Region**, to remove and replace or clean, as required, any and all drywall, building materials, and finishing materials, or any other item that is or may be water damaged, infested with or damaged by mould or bacteria or otherwise contaminated with chemicals or other substances of concern, all in accordance with the direction required at item 4.a, above. (Reference should be made to Mould Guidelines for the Canadian Construction Industry located at www.cca-acc.com/mould/.)
- **All grow op related materials remaining behind, including pots, soil, fans, lights, cutting tools, and general rubbish, shall be removed and disposed of**
 - **All furnishings and soft window coverings throughout shall be removed and professionally cleaned or disposed of**
 - **All drywall, vapour barrier and insulation throughout the basement and in the basement stairway shall be removed and disposed of and all metal and/or wood framing shall be professionally assessed for suitability after thorough cleaning**
 - **All carpeting throughout the premises shall be professionally cleaned**
 - **All attic insulation and vapour barrier shall be removed and disposed of**
 - **All damages from venting shall be properly repaired, inspected and reported on as to the suitability of the repairs prior to replacement of new vapour barrier, attic insulation and floor coverings**
 - **All remaining hard surfaces throughout shall be thoroughly washed with detergent and water**
- e. Ensure that additional, general renovation work, including painting, reinstallation of drywall and laying of new flooring or subfloors does not occur until suitable air sample results are received and submitted and the work identified at items 4.a, 4.b, 4.c. and 4.d has been completed to the satisfaction of Calgary Health Region.
- f. Properly dispose of all chemicals and produce a valid manifest attesting to such proper disposal.
- g. Retain the services of a furnace cleaning company to clean the furnace and all ducts within the premises.
- h. Ensure that water, gas and electrical services are properly reinstated by the providers of such utility services.
- i. Provide copies of all work orders, receipts, results, photos, inspection certificates and any other documentation pertaining to the work required hereby to Calgary Health Region.

- j. Take any further steps in the interests of preserving and maintaining the health of any person who may, in the future, occupy the above noted premises as may be required by the Executive Officer.

That, until such time as the work referred to in paragraph 4 is completed to the satisfaction of the undersigned or by a designated alternate, the above noted premises shall remain vacant and shall be secured from unauthorized entry. Entry may be authorized only for the purposes of complying with this Order, and full personal protective equipment must be worn. Until otherwise directed by Calgary Health Region, full personal protective equipment must be worn by any person seeking entry.

The above conditions were noted at the time of inspection any may not necessarily reflect all deficiencies. You are advised that further repairs may be required to ensure full compliance of the Housing Regulation and/or the Nuisance and General Sanitation Regulation, or to prevent a Public Health Nuisance.

This order remains in effect until the nuisance has been corrected to the satisfaction of an Executive Officer of the Calgary Health Region. Failure to comply with this order will result in further action.

No person shall conceal, deface, destroy, or remove a notice posted pursuant to the Public Health Act.

Dated at Calgary, Alberta, this ____ day of _____, 200__.

Executive Officer/Public Health Inspector

A person who:

- a) is directly affected by a decision of a Regional Health Authority; and**
- b) feels himself or herself aggrieved by the decision**

may appeal the decision within ten days after receiving the order to the Public Health Appeal Board located at 24th Floor, Telus Plaza, 10025 Jasper Avenue, Edmonton, Alberta T5J 2N3, phone (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal. If you appeal you may also make an application to the Board for a stay of this Order pending the Appeal.