

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 5124

A Bylaw to establish minimum standards for the maintenance of property in the City of North Vancouver.

WHEREAS it is deemed necessary and expedient that there be established minimum standards for the maintenance of the physical conditions of residential property.

NOW THEREFORE the Council of the City of North Vancouver, in open meeting assembled, hereby enacts as follows:

1. TITLE

This Bylaw may be referred to as the **“Minimum Maintenance Standards Bylaw, 1978, No. 5124”**.

2. DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“Accessory Building” means a secondary building, the use of which is incidental to the primary use of the property.

“Bathroom” means a room containing a bathtub or shower with or without a water closet and wash basin.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Derelict” means personal property abandoned or thrown away by the owner or occupier in such a manner as to indicate that they intend to make no further claim thereto.

“Dwelling” means a building or structure or part of a building or structure occupied or capable of being occupied in whole or in part for the purpose of human habitation.

“Dwelling Unit” means one or more habitable rooms used for the residential accommodation of only one family and contains or provides for only one cooking facility or combination of cooking facilities.

“Guard Rail” means a protective barrier that acts as a guard around openings of doors or at the open side of stairs, landings, balconies, mezzanines, galleries, various walkways or other locations to prevent accidental falls from one level to another.

“Habitable Room” means a room designed or used for living, sleeping, eating or food preparation, including a living room, dining room, bedroom ' kitchen, family room, recreation room, and den, but excluding a bathroom, utility room, workroom, furnace room and storage room.

“Land” means any parcel of land upon which a dwelling or dwellings are located.

“Occupier” means an occupier as defined in the Municipal Act R.S.B.C.

“Owner” means any person, firm or corporation that is the registered owner or occupier of the land under consideration and includes the person, firm or corporation managing or receiving the rent of or paying municipal taxes on the land or premises whether on his or its own account or his agent or trustee of any other person, firm or corporation or who would so receive the rent if such land premises were let.

“Toilet Room” means a room containing a water closet.

“Yard” means the land other than publicly owned land around the building appurtenant to the whole or any part of a dwelling and used or capable of being used in connection with the dwelling.

3. APPLICATION

The provisions of this Bylaw shall apply to all existing dwellings and the land on which they are situated.

4. MAINTENANCE OF LAND AND ACCESSORY BUILDINGS

4.1 Yards

All Yards shall be kept clean and free from rubbish or debris and from objects or conditions that might create a health, fire or accident hazard.

4.2 Derelict Vehicles

No vehicle, trailer, boat or mechanical equipment which is in a Derelict condition shall be parked, stored or left in any Yard.

4.3 Sewerage and Drainage

Adequate surface and sub-surface drainage shall be provided so as to prevent ponding or the entrance of water into a basement or cellar.

4.4 Steps, Walkways, Driveways, Parking Spaces

Suitably surfaced walks shall be available on all land' leading from the main entrance of each Dwelling or combination of Dwellings to the street or driveway.

The steps, walks, driveways and parking spaces on all Land shall be maintained so as to afford safe passage under normal use and weather conditions.

4.5 Fences

Fences shall be kept in good repair.

4.6 Accessory Buildings

Accessory Buildings on all Land shall be kept in good repair.

5. MAINTENANCE OF DWELLINGS

5.1 General

Every part of a Dwelling shall be maintained in a state of good repair.

The exterior walls, roofs and other parts of the Dwelling shall be free of loose, rotted and broken materials or objects.

5.2 Foundations

Every Dwelling, unless of slab on grade type, shall be supported by foundation walls or piers which extend to suitable bearing material and all footings, foundation walls, piers, slabs on grade shall be concrete or other suitable material.

Foundation walls of a Dwelling shall be maintained or repaired so as to prevent the entrance of moisture.

5.3 Roofs

Roofs of Dwellings shall be maintained in a weather resistant condition.

5.4 Exterior Walls

Exterior walls of a Dwelling and its components including soffit and fascia shall be maintained so as to prevent their deterioration.

5.5 Windows and Doors

Windows and exterior doors shall be maintained so as to prevent the entrance of wind and rain into a Dwelling.

Every window intended to be opened, and every exterior door shall have hardware so as to be capable of being locked or otherwise secured from inside the Dwelling and at least one entrance door in every Dwelling shall have hardware so as to be capable of being locked from both inside and outside the Dwelling.

5.6 Stairs and Porches

Every inside and outside stair, porch, balcony and landing shall be maintained so as to be free of holes, cracks and other defects which may constitute possible accident hazards, and every tread or riser that shows excessive wear or is broken, warped or loose shall be repaired or replaced.

5.7 Guard Rails and Handrails

Every balcony, porch, landing, stairwell and stairway shall have a Guard Rail and every stairway shall have a handrail conforming to the dimensional requirements of the National Building Code 1977.

Guard Rails and handrails shall be maintained in good repair.

5.8 Basements and Crawl Spaces

Every basement, cellar and unheated crawl space shall be adequately vented to the outside and adequately drained to be kept free of water.

5.9 Floors

Every floor in a Dwelling shall be maintained in good repair.

Every Bathroom floor and every Toilet Room floor shall be maintained so as to be impervious to water.

5.10 Interior Walls

Every wall and ceiling in a Dwelling Unit shall be maintained so as to be free of holes, loose coverings or other defects.

5.11 Egress

Every Dwelling and Dwelling Unit shall have a safe, continuous and unobstructed passage from the interior of the unit and the Dwelling to the outside of the Dwelling at street or grade level.

5.12 Bathrooms

Every Bathroom and Toilet Room shall be located within and accessible from within a Dwelling Unit.

Every Bathroom and Toilet Room shall be fully enclosed so as to provide privacy for an occupant.

Every Bathroom and Toilet Room shall have a wash basin located in the Bathroom or Toilet Room or in an immediately adjoining room.

5.13 Chimneys and Fireplaces

Every fireplace, fuel burning equipment and chimney shall be maintained in a safe, efficient condition. Every chimney, smoke pipe and flue shall be maintained to prevent gases from leaking into the Dwelling.

5.14 Light and Ventilation

Every Habitable Room except a kitchen shall have a window or windows, sky-lights, translucent panels or glass area of an outside door, that faces directly to outside space and is, in total, equal in area to ten percent of the floor area of the room.

Every Habitable Room shall have an opening or openings to the outside for ventilation as required by the National Building Code 1977.

Every Bathroom or Toilet Room shall have an opening or openings to the outside for ventilation or system of mechanical ventilation as required by the National Building Code 1977.

All systems of mechanical ventilation shall be maintained in good working order.

5.15 Plumbing Systems

All plumbing, including every drain, water pipe, water closet and other plumbing fixtures in a Dwelling and every connecting line to the sewerage system shall be maintained in good working order and free from leaks or defects, and all water pipes and appurtenances thereto shall be protected from freezing.

Every wash basin and bathtub or shower shall have a supply of running water.

5.16 Heating System

Every Dwelling shall have a heating system in good working condition.

5.17 Electrical Systems

All electrical wiring and equipment shall be kept in good repair.

Every room shall have electrical outlets and light fixtures as required by the National Building Code 1977.

5.18 Pest Prevention

Every Dwelling shall be kept free of rodents, vermin and insects at all times and appropriate extermination measures shall be taken as necessary.

6. ENFORCEMENT AND PENALTIES

6.1 Application

The Owner and the Occupier and each of them of any property to which this Bylaw applies shall cause such property to conform to the standards set forth in this Bylaw.

6.2 Penalty

Any person guilty of an infraction of any provision of this Bylaw shall be liable to a fine of not less than \$50.00 and not more than \$500.00 for each offence. Any person who commits an offence of a continuing nature shall be liable to a fine not exceeding \$50.00 for each day such offence is continued.

6.3 Enforcement

Notwithstanding any other provisions of this Bylaw where any Dwelling, Dwelling Unit or Yard does not comply with the standards set out in this Bylaw, the Council may, by resolution, order the remedy of any default within 60 days after service of such order.

READ a first time by the Council on the 24th day of July, 1978.

READ a second time by the Council on the 24th day of July, 1978.

READ third time and passed by a two-thirds majority of all members of Council on the 24th day of July, 1978.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk, and sealed with the Corporate Seal on the 8th day of August, 1978.

“John E. Loucks, Mayor”

“R. W. Watson, City Clerk”