

**SCHEDULE A  
TO THE VACANT BUILDINGS BY-LAW  
(Section 3)**

**MAINTENANCE STANDARDS FOR  
VACANT BUILDINGS**

**Exterior walls**

**1(1)** The exterior of every building must be constructed, repaired and maintained in a manner that

- (a) ensures the integrity of the building envelope to protect the building from the weather and from infestations of insects, rodents and other pests; and
- (b) prevents a substantial depreciation in property values in the immediate neighbourhood.

**1(2)** Without restricting the general obligation set out in subsection (1)

- (a) all exterior surfaces must consist of materials that provide adequate protection from the weather;
- (b) all exterior walls and their components, including coping and flashing, must be maintained in good repair;
- (c) all exterior walls must be free of holes, breaks, loose or rotting boards or timbers and any other condition which might permit the entry of insects, rodents or other pests to the interior of the wall or the interior of the building;
- (d) exterior wood surfaces must be adequately protected against deterioration by the periodic application of paint, stain or other protective coating;
- (e) no more than 25% percent of any painted area of any exterior wall may be blistered, cracked, flaked, scaled, or chalked away;
- (f) the mortar of any masonry or stone exterior wall may not be loose or dislodged;
- (g) the exterior of every building must be free of graffiti; and
- (h) loose material must be removed from exterior walls, doors and window openings.

**Roofs**

**2(1)** Roofs must be constructed and maintained so as to prevent

- (a) rainwater or melting snow falling on the roof from entering the building; and
- (b) rainwater or melting snow falling on the roof from negatively affecting neighbouring buildings or properties;
- (c) objects and materials from falling from the roof.

**2(2)** Without restricting the general obligation set out in subsection (1)

- (a) roofs, including fascia boards, soffits, cornices, flashing, eavestroughing and downspouts must be maintained in a watertight condition;
- (b) roof drainage must be controlled in order to eliminate or minimize runoff to neighbouring properties that
  - (i) accumulates or causes ground erosion;
  - (ii) causes dampness in the walls, ceilings or floors of any portion of any neighbouring building;
  - (iii) accumulates on sidewalks or stairs in a manner so as to create a hazardous condition;
- (c) loose or unsecured objects and materials, including accumulations of snow or ice or both that are likely to fall on passersby or are likely to result in the collapse of the roof, must be removed from the roof of a building or an accessory building;

**Foundations, walls and floors**

**3(1)** Every wall or floor must be structurally sound and maintained in a condition so as to prevent undue settlement of the building and prevent the entrance of moisture, insects, rodents or pests.

**3(2)** Without restricting the general obligation set out in subsection (1)

- (a) basement walls and floors must be constructed of masonry, concrete, preserved wood or other material impervious to external moisture;
- (b) floors must be so constructed as to effectively drain all water into a catch basin which shall be connected to a sewerage system, or a subsurface water drainage system;

- (c) every part of a building shall be maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any normal load to which it may be subjected;
- (d) materials that have been damaged, or show evidence of rot or other deterioration must be repaired or replaced.

### **Porches and stairs**

**4(1)** Every porch and stairway within, on or attached to a building must be maintained in good repair so as to afford safe passage under normal use and weather conditions.

**4(2)** Without restricting the general obligation set out in subsection (1)

- (a) component parts of a porch or stairway must not be broken, loose, rotted, warped, out-of-plumb, off-level or out of alignment to the point where it creates a hazard;
- (b) wooden or metal exterior steps must be protected against deterioration by the application of appropriate protective coating.

### **Guards, balustrades and handrails**

**5(1)** Every exterior or interior stair that has more than two risers must have the sides of the stair, the landing and the floor level around the stairwell enclosed by walls or protected by balustrades, except that a stair to an unfinished basement may have one unprotected side.

**5(2)** Every exterior landing or porch more than 900 millimetres above the adjacent grade and every balcony, mezzanine, gallery, raised walkway and roof to which access is provided for other than maintenance purposes, shall be protected by balustrades or guards on all open sides.

**5(3)** All guards, handrails and balustrades shall be maintained in good repair and firmly attached so as to provide reasonable protection against accident and injury.

**5(4)** Exterior fire escapes must be maintained in good repair and free of obstructions.

### **Floors**

**6(1)** Every floor must be maintained:

- (a) free of loose, warped, protruding or rotting floors boards;
- (b) free of holes or cracks and other defects that may be a fire, health or other hazard.

**6(2)** Any vertical opening on a floor, including service spaces, chutes, air vents and elevator shafts, must be covered or barricaded in a manner that prevents accident or injury.

**Walls and ceilings**

**7** Every wall and ceiling in a building shall be maintained in safe condition and free from loose plaster and other hazards.

**Fire protection systems**

**8(1)** Unless a fire protection system has been decommissioned by permission of the Chief of the Fire Paramedic Service, it must be maintained in an operational condition.

**8(2)** Unless a fire alarm system has been decommissioned by permission of the Chief of the Fire Paramedic Service, it must be connected to an approved fire signal receiving centre in compliance with Can/ULC-S561-03, adopted and published by the Underwriters' Laboratories of Canada, so as to notify the Fire Department of a fire alarm activation in the building.

**Yards**

**9(1)** Yards surrounding a vacant building must be maintained so as to prevent

- (a) the depreciation of property values in the immediate neighbourhood as a result of the vacancy of the building;
- (b) drainage of water that negatively affects neighbouring properties or creates hazardous conditions.

**9(2)** Without restricting the general obligation under subsection (1), yards surrounding a vacant building must be maintained so as to prevent the accumulation of:

- (a) rubbish, garbage, junk and other debris;
- (b) wrecked, dismantled, partially dismantled, inoperative, discarded, abandoned or unused vehicles, trailers and other machinery or any parts thereof;
- (c) objects and conditions, including holes and excavations, that pose health, fire or accident hazards.

**9(3)** Plants and vegetation in yards surrounding vacant buildings must be kept trimmed.

**9(4)** Yards surrounding vacant buildings must be:

- (a) covered with sufficient ground cover to prevent erosion; and
- (b) graded in such a manner so as to prevent:
  - (i) excessive or reoccurring ponding of water;
  - (ii) excessive dampness from occurring in buildings on or adjacent to the yard; or

- (iii) any hazardous condition from being created on any private or public walkway.

**Walks and driveways**

**10(1)** Access from a public street to the principal entrance of every vacant building must be afforded by way of a walk or driveway.

**10(2)** Every walk or driveway and parking space on the property on which a vacant building is located must be surfaced with stone, asphalt, concrete or other material capable of providing a hard surface and must be maintained and cleared of snow so as to afford safe passage under normal use and weather conditions.

**Fences and accessory buildings**

**11** All fences and all accessory buildings on the property on which a vacant building is located must be kept:

- (a) weather resistant by the application of appropriate materials, including paint or preservatives; and
- (b) in good repair.

**Storage of combustible material**

**12(1)** Unless approved in writing by an enforcement officer,

- (a) combustible materials; or
- (b) flammable or combustible liquids or gases;

must not be stored within a vacant building.

**12(2)** An enforcement officer may approve the storage of combustible materials or flammable or combustible liquids or gases pursuant to subsection (1) where they can be stored without unduly increasing the likelihood that

- (a) a fire will start;
- (b) a fire will spread; or
- (c) the safety of individuals, including fire fighters, will be jeopardized.