

Michael 10/10/2019

PART III

GENERAL STANDARDS FOR ALL PROPERTY

3.01 All buildings shall be maintained in appearance by such measures as painting, repairing, cleaning and covering.

3.02 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction, renovation, alteration or repairs shall be in compliance with the *Ontario Building Code*, *Ontario Fire Code* and the *Fire Prevention and Protection Act* where applicable.

YARDS

3.03 Every yard, including vacant lots shall be kept clean and free from:

(1) rubbish or debris and objects or conditions that may create a health, fire, or accident hazard;

(2) wrecked, dismantled, discarded, dilapidated or abandoned; machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully situated on the property;

(3) long grass, brush, undergrowth and noxious weeds as defined by the *Weed Control Act*;
a. *All grassed and lawned areas shall be maintained to a maximum height of 100 mm(4in)*

(4) dilapidated, collapsed or partially constructed structures which are not

trades concerned. All new construction, renovation, alteration or repairs shall be in compliance with the *Ontario Building Code*, *Ontario Fire Code* and the *Fire Prevention and Protection Act* where applicable.

PEST PREVENTION

4.06 Dwellings shall be kept free of injurious insects, termites, rodents, vermin or other pests at all times. Methods used for exterminating such pests shall be in accordance with the provisions of the *Pesticides Act*.

4.07 Openings, including windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

STRUCTURAL SOUNDNESS

4.08 Every part of a dwelling shall be maintained in a structurally sound condition so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use, having a level of safety as required by the *Ontario Building Code*.

4.09 Walls, roofs, and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

4.10 Structural components that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.

FOUNDATIONS

4.11 Foundation walls of a dwelling shall be maintained so as to prevent the entrance of injurious insects, termites, rodents, vermin, other pests and excessive moisture. Maintenance includes the shoring of the walls to prevent settling, installing sub soil drains, where necessary, at the footings, grouting masonry cracks, dampproofing and waterproofing walls, joints, and floors.

4.12 Every dwelling, except for slab on grade construction, shall be supported by foundation walls or piers which extend below the frost line, or to solid rock.

EXTERIOR WALLS

4.13 Exterior surfaces of a dwelling shall be of materials which provide adequate protection from inclement weather, free of cracks, holes or excessively worn