

TOWN OF NEW GLASGOW
PROPERTY MINIMUM STANDARDS BY-LAW

Be it enacted, by the Council of the Town of New Glasgow under the authority of Section 172 and Section 181 of the Municipal Government Act, as amended:

1 Title

This By-law shall be titled and referred to as the 'Property Minimum Standards By-law'.

2 Background

Section 172(1) of The Municipal Government Act gives Council the authority to establish By-laws. Section 172(1)(a) allows By-laws to be created for the health, well-being, safety, and protection of persons, whilst Section 172(1)(jb) allows By-laws to be created that set standards for the maintenance and sightliness of property and section 181 allows By-laws to be created to prescribe minimum standards for buildings occupied for residential and commercial purposes.

The purpose of this By-law is to establish a set of minimum standards for properties in the Town of New Glasgow and outline the responsibilities of property owners in this regard. The standards of this By-law are minimum standards and this By-law does not lessen the requirements prescribed for buildings, constructions, repairs, and alterations contained in any other By-law.

3 Definitions

- 1) "Accessory Building" means a subordinate building on the main building lot, incidental to and exclusively for the main use, and does not include a building attached to the main building, a swimming pool, or a fence.
- 2) "Appointed Person" means the Building Inspector, By-law Enforcement Officer of the Town of New Glasgow, or any other person appointed by the Chief Administrative Officer who is empowered by legislation to enforce this By-law.
- 3) "Building" means any temporary or permanent structure used for shelter, accommodation or enclosure of persons, animals, material or equipment, and which does not include a mobile/modular building with a main wall width of 6 meters or less.
- 4) "Building Inspector" means the building inspector of the Town of New Glasgow.
- 5) "Council" means the Council for the Town of New Glasgow.

- 6) "Dwelling" means a building occupied or with capacity for home, residence, or sleeping occupancy by one or more persons, containing one or more dwelling units, and does not include a hotel, motel, apartment hotel or a travel trailer.
- 7) "Dwelling Unit" means one or more habitable rooms for use by person(s) as an independent housekeeping establishment with separate kitchen and sanitary facilities for exclusive use by such person(s), and with separate entrances from outside or from a common vestibule.
- 8) "Habitable Rooms" means a room in a dwelling unit used or intended to be used for living, sleeping, cooking, or eating purposes.
- 9) "Land" means grounds, lawns and yards of developed properties and undeveloped property lots.
- 10) "Non-Habitable Room" means an area of a building other than a habitable room in a dwelling or dwelling unit and includes the following:
 - a) A bathroom or shower room;
 - b) A toilet room;
 - c) A laundry room;
 - d) A boiler or furnace room;
 - e) A pantry;
 - f) A closet;
 - g) A corridor or hall;
 - h) A foyer;
 - i) A stairway;
 - j) A lobby;
 - k) A recreation room used as a common room for all tenants in a building, or other spaces used for access, services or maintenance of the dwelling.
- 11) "Occupier" means any person who resides in or uses a dwelling unit and includes, but is not limited to, a tenant or the owner of the dwelling unit.
- 12) "Owner" includes any one or combination of the following as defined in the *Municipal Government Act*:
 - a) a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or building;
 - b) in the case of the absence or incapacity of the person having title to the land or building, a trustee, an executor, a guardian, an agent, a mortgagee in possession or a person having the care or control of the land or building;
 - c) in the absence of proof to the contrary, the person assessed for the property;

- d) where the mortgagee of land is not in possession, the person entitled to the equity of redemption;
 - e) the person managing or receiving the rent from the land or premises, whether on his own account or as agent or trustee of any other person;
 - f) a person who is assessed for the building as of the date of any alleged violation;
 - g) the person who is entitled to possession by reason of an agreement of sale between that person and the owner of the property.
- 13) "Parking Area" means any portion of a lot used for the parking of vehicles and includes the driveway and circulation areas used to access any parking space.
- 14) "Property" means land and any buildings, structures, or part of a building or structure, erected on land, and includes vacant land.
- 15) "Repair" means taking the necessary action to bring any building, dwelling or dwelling unit to the standards contained herein, including boarding up.
- 16) "Single Room Occupancy" means a rental housing type wherein one or two people are housed in a single room within a dwelling unit, wherein the tenants share bathroom and kitchen facilities.
- 17) "Standards" means the standards for the maintenance and improvement of the physical condition and for the fitness of occupancy prescribed for dwellings in this By-law.

4 General Duties and Obligations

- a) The Owner of the property shall maintain the property to the standards as provided in this By-law.
- b) The Owner of a building shall maintain the building according to the acceptable building practice at the time of the original build or building code at the time of the original build.
- c) The standards of this By-law are minimum standards, and this By-law shall not be construed to lessen the requirements for the construction, repair, or alteration of property imposed by any other Town of New Glasgow By-law or any other applicable legislation.
- d) The *Appointed Person* may direct that tests of materials, equipment, devices, construction, and remedial methods be made, or sufficient evidence or proof be submitted, at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment, devices, construction or remedial actions meets the prescribed requirements of this By-law.

5 General Maintenance Standards

1) Fire Prevention

- a) Fire alarm and detection systems shall be maintained in an operational condition at all times.
- b) Buildings constructed, that were required to have a fire alarm system pursuant to the Nova Scotia Building Code Act and its regulations, shall be so equipped.
- c) For dwelling units that are not owner-occupied, and where the Nova Scotia Building Code Act and its regulations does not require the installation of a fire alarm system, a wired-in smoke alarm system with battery back-up shall be installed in compliance with applicable code(s)
- d) Fire separations for multi-unit occupancies shall be updated to the current code(s) unless alternate compliance can be demonstrated.

2) Smoke Alarms or Smoke Detectors

- a) Smoke alarms or smoke detectors shall be installed between each sleeping area and the remainder of the dwelling unit.
- b) Where sleeping areas are served by a hallway, smoke alarms or smoke detectors shall be installed in the hallway.
- c) Smoke alarms or smoke detectors shall be installed on or near the ceilings.

3) Structural Soundness

- a) Every part of a building shall be maintained in a structurally sound condition to be capable of sustaining safely its own weight and any load to which it may normally be subjected.
- b) The Building Inspector may direct that tests of materials, equipment, devices, construction methods, structural assemblies, or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment, device, construction or foundation meets the prescribed requirements.

4) Drainage and Prevention of Dampness

- a) Every basement, cellar, crawl space, and similar space shall be adequately ventilated and drained.
- b) Every floor, ceiling, both sides of every interior wall, and the interior side of every exterior wall in a building shall be maintained free from excessive dampness.
- c) Every building shall be so constructed and protected as to prevent the passage of noxious gases from a part of the building that is not used, designed or intended to be used for human habitation, into other parts of the building intended, used or designed for human habitation.

5) Foundation and Exterior Walls

- a) The components of every exterior wall of a building and the exterior wall shall be maintained, weather-tight, free from loose or unsecured objects and materials, and prevent the entrance of insects and animals.
- b) All foundation supports forming part of a building shall be maintained in good repair to prevent settlement of the building.
- c) Buildings shall be kept free from infestation of rodents, vermin, and insects at all times. Methods used for exterminating such pests shall follow applicable legislation and regulations.

6) Walks, Steps, Driveways & Parking Areas

- a) Steps, walks, driveways, and parking areas and similar areas of a yard shall be maintained to:
 - i. afford safe passage under normal use and weather conditions,
 - ii. keep the surface free of loose, unstable or uneven surfaces,
 - iii. keep the surface free of water ponding.

7) Storage of Waste/Resource Materials

- a) Every building shall be provided with adequate storage facilities for storage of waste/resource materials in accordance with the *Municipality of the County of Pictou Solid Waste Resource Management By-law* and such facilities shall be maintained in a clean and sanitary condition.

8) Accessory Buildings

- a) Accessory buildings shall be maintained in good repair and free from hazards or conditions which may affect health or cause fire or unsafe conditions.

9) Pest Prevention and Control

- a) Buildings shall be kept free from infestation of rodents, vermin, and insects at all times. Methods used for exterminating such pests shall follow applicable legislation and regulations.

10) Roofs, Eavestroughs, and Gutters

- a) Roofs shall be kept weather-tight and free from leaks.
- b) Every eavestrough, roof gutter, and downpipe shall be kept in good repair.
- c) Every roof shall be kept free from loose or unsecured objects and materials, dangerous accumulations of snow and ice, and all other fire and accident hazards.

11) Windows and Doors

- a) Windows, doors, skylights, and basement or cellar hatchways shall be maintained in good repair, weather tight, and reasonably draft-free.
- b) All windows that are operable shall have suitable hardware so as to allow locking or otherwise securing from inside.
- c) At least one window in each sleeping room shall meet egress standards as required by the Nova Scotia Building Code Act and its regulations.

- d) All exterior doors shall have suitable hardware so as to allow locking or otherwise securing from inside.
- e) Doors between an attached garage and the remainder of the building shall be fitted with weather stripping and a self-closing device to prevent the passage of gases into the remainder of the building.

12) Egress

- a) Every building and dwelling unit shall have a safe, continuous, and unobstructed passage from the interior of the building or dwelling unit to the exterior grade level.
- b) Buildings using a fire escape as a secondary means of egress shall have the escape in good condition, free from obstructions, and easily reached through a window or door operable from inside without requiring keys or specialized knowledge as required by the Nova Scotia Building Code Act and its regulations.
- c) Any required egress shall not pass through a room in another dwelling unit or a service room, or a private room or space within the same dwelling unit.

13) Stairs, Decks, and Balconies

- a) Interior and exterior stairs, porches, balconies, decks, and landings shall be maintained in good repairs to be free of holes, cracks, and other defects which may constitute accident hazards. Existing stair treads or risers that show excessive wear or are broken, warped, or loose and any supporting structural members that are decayed or deteriorated shall be repaired or replaced.
- b) Guards and handrails in unsafe condition shall be repaired or replaced in accordance with the requirements of the Nova Scotia Building Code Act and its regulations.

14) Interior Walls, Ceilings, and Floors

- a) Every wall and ceiling in a building shall be reasonably smooth, level, and maintained to be free of all protruding, broken, or decayed structural components or wall coverings.
- b) Shower walls and walls abutting bathtubs shall be impervious to water.
- c) Every floor in a building shall be reasonably smooth and level and maintained to be free of all protruding, broken, or decayed structural subfloor or floor coverings.
- d) Finish flooring in kitchens, bathrooms, toilet rooms, shower rooms and laundry rooms shall be maintained to be reasonably impervious to water.

15) Heating

- a) Every dwelling unit, during outside winter design temperatures, shall be provided with heating facilities capable of maintaining a minimum indoor ambient temperature of no less than
 - i. 22 degrees Celsius in all living spaces, and
 - ii. 18 degrees Celsius in unfinished basements, as required by the National Building Code of Canada.
- b) The heating facilities shall be maintained in good working condition to be capable of heating

the dwelling unit safely to the required standard.

- c) Where a heating system or part thereof or any auxiliary heating system or unit burns solid or liquid fuel, a place or receptacle for storage of the fuel shall be provided and maintained in a convenient and safe location free from fire and accident hazards.
- d) Fuel-fired heating appliances shall be in areas and locations so as not to create a fire or accident hazard or obstruct an egress from a dwelling or dwelling unit.
- e) Heating appliances relying on combustion for heat production shall be provided with an adequate source of make-up air.
- f) Every dwelling unit shall have a thermostat, or other suitable means for the purpose of controlling heat within the dwelling unit.
- g) Chimneys, smoke pipes, connections, etc., shall be maintained in good working order and be capable of conveying spent gases to the exterior of the building safely.

16) Grounds and Lawns

- a) Property and the general landscaping of a property shall be maintained in a clean and tidy condition and shall not be unsightly in relation to neighboring properties.
- b) Without limiting the generality of paragraph 5(16)(a), the following standards shall apply to land:
 - i. Any vehicle, trailer, boat, furniture or equipment that is discarded, derelict, dismantled, or in an abandoned condition shall not be parked, stored or left on land.
 - ii. Lawns, hedges, bushes and landscape plantings shall be maintained to prevent them from becoming overgrown or unsightly.
 - iii. Property shall be maintained free of rubbish and debris.
 - iv. Any furniture that is designed and manufactured for indoor use shall not be placed outside of a dwelling.
 - v. Appliances including, but not limited to, refrigerators, stoves, and freezers shall not be left in yards, interior stairways, or hallways and shall not be used as places of storage.

17) Plumbing Facilities and Fixtures

- a) All water supply pipes shall be provided with an adequate supply of potable running water from the Town of New Glasgow municipal water system.
- b) All bathroom, kitchen, and laundry plumbing fixtures shall be provided with an adequate supply of hot and cold running water. Hot water shall be capable of being supplied at a temperature of not less than 43 degrees Celsius and not greater than 60 degrees Celsius. A mixing valve shall be provided as required by the National Plumbing Code of Canada.
- c) All plumbing, including drains, water supply pipes, toilets, and other plumbing fixtures shall be maintained in good working condition, free of leaks and defects, and all water pipe(s) and appurtenances thereto shall be protected from freezing.
- d) Every fixture shall be of such materials, construction, and design that will ensure the exposed surfaces of all parts are hard, smooth, impervious to hot and cold water, readily

accessible for cleansing, and free from blemishes, cracks, or other imperfections that may harbor germs or impede thorough cleansing.

- e) All plumbing fixtures shall be connected to the Town of New Glasgow sanitary sewage collection system through water seal traps and be appropriately vented.
- f) All appliances intended to supply the hot water to plumbing fixtures shall be equipped with a temperature relief valve.

18) Electrical Services

- a) The electrical wiring, fixtures, switches, receptacles and appliances located or used in every building shall be installed and maintained in good working order so as not to cause fire or electrical shock hazards as required by the Canadian Electrical Code.
- b) Lighting fixtures shall be installed throughout all buildings of adequate number, location and size to provide enough illumination to avoid health or accident hazards in the normal use of the building.

19) Bathrooms

- a) Every dwelling unit shall be provided with at least one bathroom which includes a water closet, lavatory, and bathtub or shower, connected to a piped supply of potable water and an acceptable means of sewage disposal.
- b) Every bathroom shall be fully enclosed and provided with a door equipped with a privacy latch.
- c) Every bathroom shall be equipped with either an operable window or a mechanical exhaust fan which shall be maintained in good working order.
- d) Where a bathroom is shared by occupants of residential accommodation, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the bathroom.

20) Kitchens

- a) Every kitchen shall be equipped with a sink that is served with hot and cold running water, suitable storage facilities, and a countertop work area. Space and electrical outlets shall be provided for a stove and refrigerator.

21) Cleanliness

- a) The occupier of a dwelling unit shall maintain its contents, fixtures and fittings to a standard that does not present a hazard to persons, health or property. The occupier shall ensure that:
 - i. Areas used for the preparation or cooking of food shall be kept reasonably clean;
 - ii. Garbage and waste shall be cleared away and not allowed to accumulate, rot or fester;
 - iii. Bathrooms, sinks, showers and tubs shall be maintained in a sanitary manner;
 - iv. Feces from domestic pets will be cleared away and disposed of in an appropriate manner; and
 - v. Used sanitary items, diapers, birth control devices, medicines and other potentially hazardous items will be disposed of in an appropriate manner.

22) Habitable Rooms

- a) No part of a dwelling except a habitable room as defined herein shall be used for sleeping purposes.
- b) A room used for sleeping purposes shall have a floor area of at least sixty square feet and shall have at least forty square feet of floor area for each occupant of the age of twelve and over and at least twenty-five square feet of floor area for each occupant under the age of twelve years occupying such rooms provided.

23) Lighting and Ventilation

- a) Every habitable room in a dwelling, except the kitchen, shall contain one or more windows or skylights that:
 - i. are at least 50% above the level of the ground outside the wall in which it is installed;
 - ii. open directly to the outside air;
 - iii. have a total glass area of not less than 5% of the total floor area of the room.
- b) All skylights, windows and window sashes shall:
 - i. Be glazed;
 - ii. Be provided with proper and suitable hardware
 - iii. Open to the outside air to the extent of not less than 5% of the floor area of the room;
 - iv. Be maintained in good repair;
 - v. Be easily opened and closed at all times.
- c) Lighting equipment in good working order shall be provided and maintained at all times in every:
 - i. Stairway
 - ii. Corridor or hall
 - iii. Bathroom
 - iv. Shower room
 - v. Toilet room
 - vi. Basement or cellar
 - vii. Laundry room
 - viii. Furnace room
 - ix. Similar non-habitable work room
 - x. KitchenIn a dwelling.

- d) Every habitable room, bathroom, shower room, and toilet room in a dwelling shall be provided with adequate natural or artificial means of ventilation.
- e) Where any system of mechanical ventilation is provided in any room in a dwelling, it shall be:
 - i. capable of completely changing the air in the room at least once per hour;
 - ii. maintained in good repair and working order at all times.
- f) All enclosed spaces within a dwelling shall be adequately ventilated and access of sufficient size to permit entry thereto shall be provided and shall be fitted with a door or panel to enclose the opening.

24) Fireplaces, Fuel-burning Appliances, and Chimneys

- a) Equipment that burns fuel, heating equipment, and every vent pipe, chimney, flue or duct connected to same, shall be so constructed, placed, protected and maintained in good repair as to prevent unsafe or dangerous conditions and the entrance of noxious gases in to the dwelling.
- b) Every fireplace used, capable of being used, or intended to be used, shall be maintained in good repair and so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.
- c) If, in the opinion of the *Appointed Person*, there is doubt as to the safety of the heating system or parts thereof, the *Appointed Person* may direct that tests of materials, equipment, devices, construction methods be made or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment, device or construction meets the prescribed requirements. On the basis of the findings, the Inspector may issue an order for remedy.

6 Administration

Any *Appointed Person* is authorized to enforce this By-law.

- 1) An *Appointed Person* may enter a property in order to carry out an inspection to ensure compliance with this By-law, so long as such entry is made in accordance with the requirements of Part XXI, Section 503(3) of the Municipal Government Act, as amended.
- 2) If after an inspection, an *Appointed Person* is satisfied that in some respect, the building or the property or the both of them, do not conform to the standards prescribed in this By-law, the *Appointed Person* shall serve or cause to be served by personal delivery or registered mail to the owner(s) of the property, an Order to Comply and may at the same time provide all occupants of the building with a copy of the Order.
- 3) Every Order to Comply shall contain:
 - a) the standards to which the building does not comply.
 - b) the date after which the building must comply with the order and will be subject to a reinspection to ascertain compliance with the Order.
 - c) the action that will be taken against the owner should the building not comply with the prescribed standards at the time of the re-inspection.

- 4) Where an Order has been served upon an owner, and the owner provides the Inspector with a schedule outlining specific time frames within which the work specified in the Order will be completed, the Inspector may accept or amend the schedule at which time the schedule will become a part of the Order.
- 5) An owner may appeal an Order to the Town Council within seven days after the Order is served.
- 6) Where an owner fails to comply with the requirements of an Order within the time specified in the Order, the *Appointed Person* may seek remedy as per section 181(3) of the Municipal Government Act.
- 7) Where remedy is provided as per section 181(4)(a)(b) the Town may recover costs as per 181(4)(c) as per the Municipal Government Act.

7 Penalties

- 1) Failure to meet each and every standard specified in this By-law shall constitute a separate and distinct offence.
- 2) Any By-law Enforcement Officer, who believes on reasonable grounds that there has been a violation of this By-law, may issue a Summary Offence Ticket.
- 3) Any Owner or Occupier, who contravenes any provision of this By-law, or fails to comply with the terms of an Order issued subject to this By-law shall be liable to a penalty of no less than two hundred dollars (\$200.00) for the first offence, not less than four hundred dollars (\$400.00) for the second offence, and not less than nine hundred dollars (\$900.00) for the third and subsequent offences.
- 4) In any prosecution or proceeding in respect to any contravention of, or failure to comply with any provision of this By-law, which contravention or failure of compliance continues from day to day, the Court or Judge before whom the matter of such contravention or failure of compliance is heard, may, in addition to the penalty imposed for such contravention or failure, impose a further penalty for each day during which such contravention or failure has been continued.

EFFECTIVE DATE

This Bylaw shall take effect from the 23rd day of October, 2024.

Date of First Reading: September 16, 2024

Date of advertisement of Notice of Intent to Consider: October 2, 2024

Date of Second Reading: October 15, 2024

Date of advertisement of Passage of By-Law: October 23, 2024

Date of mailing to Minister a certified copy of By-Law: October 23, 2024

I certify that the above Property Minimum Standards BY-LAW was duly adopted by New Glasgow Town Council at duly called meetings and was published as indicated above.



Chief Administrative Officer

Summary Offence Ticket Schedule – Property Minimum Standards Bylaw

VERSION 1

Offence	Section	Out of Court Settlement
Owner failing to maintain property to standards in bylaw (specify)	4(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain building to acceptable building practice or building code at time of original build	4(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50

VERSION 2

Offence	Section	Out of Court Settlement
Owner failing to maintain property to standards in bylaw (specify)	4(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to maintain building to acceptable building practice or building code at time of original build	4(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to maintain fire alarm and detection system in operational condition	5(1)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to equip building with fire alarm system	5(1)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to install wired-in smoke alarm system with battery back-up in dwelling unit that is not owner- occupied	5(1)(c)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to update fire separations for multi-unit occupancies	5(1)(d)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to install smoke alarms or smoke detectors between each sleeping area and remainder of dwelling unit	5(2)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to install smoke alarms or smoke detectors in	5(2)(b)	First Offence
		\$352.50

hallway where sleeping areas served by hallway		Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to install smoke alarms or smoke detectors on or near the ceilings	5(2)(c)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to maintain every part of building in a structurally sound condition	5(3)(a)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to adequately ventilate and drain basement, cellar, crawl space, or similar space	5(4)(a)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to maintain floor, ceiling, both sides of every interior wall, and the interior side of every exterior wall in a building free from excessive dampness	5(4)(b)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure building prevents passage of noxious gases from part of building not used, designed or intended to be used for human habitation, into other parts of the building intended, used or designed for human habitation	5(4)(c)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure components of every exterior wall of building and every exterior wall are maintained, weather-tight, and free from loose or unsecured objects and	5(5)(a)	Second Offence
		\$582.50

materials, and prevent the entrance of insects and animals		Third Offence
		\$1157.50
Owner failing to ensure all foundation supports forming part of building are maintained in good repair to prevent settlement of the building	5(5)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain steps, walks, driveways, and parking areas and similar areas of a yard to afford safe passage under normal use and weather conditions	5(6)(a)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain steps, walks, driveways, and parking areas and similar areas of a yard to keep surface free of loose, unstable or uneven surfaces	5(6)(a)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain steps, walks, driveways, and parking areas and similar areas of a yard to keep surface free of water ponding	5(6)(a)(iii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain in a clean and sanitary condition adequate storage facilities for storage of waste/resource materials for building	5(7)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain accessory building in good repair and free from hazards or conditions which may affect	5(8)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50

health or cause fire or unsafe conditions		Third Offence
		\$1157.50
Owner failing to keep building free from infestation of rodents, vermin, and insects	5(9)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to keep roof weather-tight and free from leaks	5(10)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to keep eavesthrough, roof gutter, and downpipe in good repair	5(10)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to keep roof free from loose or unsecured objects and materials, dangerous accumulations of snow and ice, and all other fire or accident hazards	5(10)(c)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to maintain windows, doors, skylights, and basement or cellar hatchways in good repair, weather tight, and reasonably draft-free	5(11)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure all operable windows have suitable hardware so as to allow locking or otherwise securing from inside	5(11)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure at least one window in each sleeping	5(11)(c)	First Offence
		\$352.50

room meets applicable egress standards		Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure all exterior doors have suitable hardware so as to allow locking or otherwise securing from inside	5(11)(d)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure doors between attached garage and remainder of the building are fitted with weather stripping and self-closing device to prevent passage of gases into the remainder of building	5(11)(e)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure building or dwelling unit has safe, continuous, and unobstructed passage from interior of building or dwelling unit to exterior grade level	5(12)(a)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to keep fire escape in good condition, free from obstructions, and easily reached through a window or door operable from inside without requiring keys or specialized knowledge, in building using fire escape as a secondary means of egress	5(12)(b)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure any required egress does not pass through a room in another dwelling unit or service room, or private room or space within the same dwelling unit	5(12)(c)	Second Offence
		\$582.50

		Third Offence
		\$1157.50
Owner failing to maintain interior or exterior stairs, porches, balconies, decks, and landings in good repair free of holes, cracks, and other defects which may constitute accident hazards, including failure to repair or replace existing stair treads or risers that show excessive wear or are broken, warped, or loose, and any supporting structural members that are decayed or deteriorated	5(13)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to repair or replace guards and handrails in unsafe condition	5(13)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure every wall and ceiling in building reasonably smooth and level and maintained to be free of all protruding, broken, or decayed structural components or wall coverings	5(14)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure shower walls and walls abutting bathtubs are impervious to water	5(14)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure every floor in building reasonably smooth and level and maintained to be free of all protruding, broken, or decayed structural subfloor or floor coverings	5(14)(c)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure finish flooring in kitchens, bathrooms,	5(14)(d)	First Offence
		\$352.50

toilet rooms, shower rooms and laundry rooms maintained to be reasonably impervious to water		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure dwelling unit, during outside winter design temperatures, provided with heating facilities capable of maintaining a minimum indoor ambient temperature of no less than 22 degrees Celsius in all living spaces	5(15)(a)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure dwelling unit, during outside winter design temperatures, provided with heating facilities capable of maintaining a minimum indoor ambient temperature of no less than 18 degrees Celsius in unfinished basements	5(15)(a)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain heating facilities in good working condition to be capable of heating the dwelling unit safely to the required standard	5(15)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide or maintain in a convenient and safe location free from fire and accident hazards a place or receptacle for storage of fuel where heating system or part thereof or any auxiliary heating system or unit burns solid or liquid fuel	5(15)(c)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure fuel-fired heating appliance in area and location so as not to create a fire or accident hazard or obstruct an egress from a dwelling or dwelling unit	5(15)(d)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50

Owner failing to provide an adequate source of make-up air for heating appliance relying on combustion for heat production	5(15)(e)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure dwelling unit has a thermostat, or other suitable means for the purpose of controlling heat within the dwelling unit	5(15)(f)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain chimneys, smoke pipes, connections, and related equipment in good working order and capable of conveying spent gases to the exterior of the building safely	5(15)(g)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain property and general landscaping of property in clean and tidy condition so as not to be unsightly in relation to neighboring properties	5(16)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that any vehicle, trailer, boat, furniture or equipment that is discarded, derelict, dismantled, or in an abandoned condition is not parked, stored or left on land	5(16)(b)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain lawns, hedges, bushes and landscape plantings to prevent them from becoming overgrown or unsightly	5(16)(b)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
	5(16)(b)(iii)	First Offence
		\$352.50

Owner failing to maintain property free of rubbish and debris		Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure furniture designed and manufactured for indoor use not placed outside of a dwelling	5(16)(b)(iv)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure that appliances including, but not limited to, refrigerators, stoves, and freezers not left in yards, interior stairways, or hallways and not used as places of storage	5(16)(b)(v)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure that all water supply pipes provided with an adequate supply of potable running water from the Town of New Glasgow municipal water system	5(17)(a)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure that all bathroom, kitchen, and laundry plumbing fixtures provided with adequate supply of hot and cold running water, with hot water capable of being supplied at a temperature of not less than 43 degrees Celsius and not greater than 60 degrees Celsius, with a mixing valve	5(17)(b)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure that all plumbing, including drains, water supply pipes, toilets, and other plumbing fixtures maintained in good working condition, free of leaks and defects, with all water pipes and appurtenances protected from freezing	5(17)(c)	Second Offence
		\$582.50
		Third Offence
		\$1157.50
		First Offence
		\$352.50
Owner failing to ensure that every fixture be of such materials, construction, and design to ensure exposed	5(17)(d)	First Offence
		\$352.50

surfaces of all parts are hard, smooth, impervious to hot and cold water, readily accessible for cleansing, and free from blemishes, cracks, or other imperfections that may harbor germs or impede thorough cleansing		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all plumbing fixtures are connected to the Town of New Glasgow sanitary sewage collection system through water seal traps and appropriately vented	5(17)(e)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all appliances intended to supply hot water to plumbing fixtures equipped with a temperature relief valve	5(17)(f)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to install and maintain electrical wiring, fixtures, switches, receptacles and appliances, located or used in building, in good working order so as not to cause fire or electrical shock hazards	5(18)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to install lighting fixtures throughout building of adequate number, location and size to provide enough illumination to avoid health or accident hazards in the normal use of the building	5(18)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure every dwelling unit provided with at least one bathroom which includes a water closet, lavatory, and bathtub or shower, connected to a piped supply of	5(19)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50

potable water and an acceptable means of sewage disposal		Third Offence
		\$1157.50
Owner failing to ensure every bathroom fully enclosed and provided with a door equipped with a privacy latch	5(19)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to ensure every bathroom equipped with either an operable window or a mechanical exhaust fan maintained in good working order	5(19)(c)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to provide an appropriate entrance from a common passageway, hallway, corridor or other common space to the bathroom, where a bathroom is shared by occupants of residential accommodation	5(19)(d)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Owner failing to equip every kitchen with a sink that is served with hot and cold running water, suitable storage facilities, a countertop work area, and space and electrical outlets for a stove and a refrigerator	5(20)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Failure by the occupier of a dwelling unit to maintain its contents, fixtures and fittings to a standard that does not present a hazard to persons, health or property, including failure to keep areas used for the preparation or cooking of food reasonably clean	5(21)(a)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
Failure by the occupier of a dwelling unit to maintain its contents, fixtures and fittings to a standard that does not present	5(21)(a)(ii)	First Offence
		\$352.50

a hazard to persons, health or property, including failure to clear away garbage and waste and to not allow garbage and waste to accumulate, rot or fester		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Failure by the occupier of a dwelling unit to maintain its contents, fixtures and fittings to a standard that does not present a hazard to persons, health or property, including failure to maintain bathrooms, sinks, showers and tubs in a sanitary manner	5(21)(a)(iii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Failure by the occupier of a dwelling unit to maintain its contents, fixtures and fittings to a standard that does not present a hazard to persons, health or property, including failure to clear away and dispose of feces from domestic pets in an appropriate manner	5(21)(a)(iv)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Failure by the occupier of a dwelling unit to maintain its contents, fixtures and fittings to a standard that does not present a hazard to persons, health or property, including failure to dispose of used sanitary items, diapers, birth control devices, medicines and other potentially hazardous items in an appropriate manner	5(21)(a)(v)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner using part of a dwelling, except a habitable room, for sleeping purposes	5(22)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure building provides, for a room used for sleeping purposes, a floor area of at least sixty square feet and at least forty square feet of floor area for each occupant of the	5(22)(b)	First Offence
		\$352.50
		Second Offence

age of twelve and over and at least twenty-five square feet of floor area for each occupant under the age of twelve years occupying such rooms		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure every habitable room in a dwelling, except the kitchen, contains one or more windows or skylights that are at least 50% above the level of the ground outside the wall in which it is installed	5(23)(a)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure every habitable room in a dwelling, except the kitchen, contains one or more windows or skylights that open directly to the outside air	5(23)(a)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure every habitable room in a dwelling, except the kitchen, contains one or more windows or skylights that have a total glass area of not less than 5% of the total floor area of the room	5(23)(a)(iii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all skylights, windows and window sashes are glazed	5(23)(b)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all skylights, windows and window sashes are provided with proper and suitable hardware	5(23)(b)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all skylights, windows and window sashes open to the outside air to the extent of not less than 5% of the floor area of the room	5(23)(b)(iii)	First Offence
		\$352.50
		Second Offence
		\$582.50

		Third Offence
		\$1157.50
Owner failing to maintain all skylights, windows and window sashes in good repair	5(23)(b)(iv)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all skylights, windows and window sashes can be easily opened and closed	5(23)(b)(v)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every stairway in a dwelling	5(23)(c)(i)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every corridor or hall in a dwelling	5(23)(c)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every bathroom in a dwelling	5(23)(c)(iii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every shower room in a dwelling	5(23)(c)(iv)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every toilet room in a dwelling	5(23)(c)(v)	First Offence
		\$352.50
		Second Offence
		\$582.50

		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every basement or cellar in a dwelling	5(23)(c)(vi)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every laundry room in a dwelling	5(23)(c)(vii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every furnace room in a dwelling	5(23)(c)(viii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every similar non-habitable work room in a dwelling	5(23)(c)(ix)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to provide and maintain lighting equipment in good working order in every kitchen in a dwelling	5(23)(c)(x)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that every habitable room, bathroom, shower room, or toilet room in a dwelling provided with adequate natural or artificial means of ventilation	5(23)(d)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that any system of mechanical ventilation	5(23)(e)(i)	First Offence
		\$352.50

provided in any room in a dwelling is capable of completely changing the air in the room at least once per hour		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that any system of mechanical ventilation provided in any room in a dwelling is maintained in good repair and working order	5(23)(e)(ii)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that all enclosed spaces within a dwelling are adequately ventilated with access of sufficient size to permit entry provided and fitted with a door or panel to enclose the opening	5(23)(f)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to ensure that equipment that burns fuel, heating equipment, and every vent pipe, chimney, flue or duct connected to same, is constructed, placed, protected and maintained in good repair as to prevent unsafe or dangerous conditions and the entrance of noxious gas into the dwelling	5(24)(a)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50
Owner failing to maintain every fireplace used, capable of being used, or intended to be used in good repair and so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures	5(24)(b)	First Offence
		\$352.50
		Second Offence
		\$582.50
		Third Offence
		\$1157.50