

HALIFAX

M-200 By-Law

**Standards for Residential
Occupancies**

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Agenda

- M200 By-Law
- Role of the Building Official
- Inspection Process
- Notices and Orders
- Appeals
- Remedy
- Common Issues



M-200 By-law

Standards for Residential Occupancies



M-200 By-Law
Respecting Standards for Residential Occupancies

 **Step 1: Problem Identified**
The M-200 By-Law is the minimum standard to which residential buildings, including houses, apartment buildings and rooming houses in Halifax Regional Municipality must be maintained. If a building is suspected to be non-compliant with the M-200 By-Law, it should be reported.

When a suspected non-compliant condition is reported, a service request will be created. A reference number will be created for records and tracking purposes.

 **Step 2: Creating a Service Request**
The service request will be received by the appropriate staff, follow-up contact will be made, and if necessary, an inspection will be scheduled. Access must be provided to the unit or area in order for the inspection to take place.

 **Step 3: Site Inspection**
If any non-compliant issues are found during the inspection, the owner of the property will be ordered to bring it into compliance.

The M-200 By-Law is intended to maintain all buildings to the standard to which they were required to be built. All renovations, new construction, repairs to existing buildings, and replacement of structures, such as decks, must meet current code requirements and require permits. If it is suspected work has taken place without a permit, this should be reported to the municipality.

 **Step 4: Compliance**
The owner will be given an amount of time to complete the work required, which may be extended at the discretion of the inspector handling the case. The case will remain with the assigned inspector until it has been resolved. If necessary, the inspector may use alternate means to bring the building into compliance.

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- Application
- Minimum Standards
- Warm Safe Dry

Key Terms

- Dwelling Unit
- Mini Suite
- Rental Housing
- Residential Occupancy
- Suite



Role of the Building Official

- Appointed by council
- Administer and enforce provisions of the Nova Scotia Building Code Act and Regulations
- Ensure consistent interpretation and application of codes, by-laws, and regulations



Inspection Process

- Determining need for inspection
- Inspection
- Notice of Violation or Order to Comply
- Owner compliance or Remedy
- M200 vs Fire Inspection



Notices, Orders and Appeals

- Notice of Violation Vs Orders to Comply
- Orders include:
 - Description of issues
 - Date for Reinspection
 - Action that will be taken
- Appeal of an Order



Penalties & Remedy Process

- Penalties
 - Each violation is a separate offence
 - \$150-\$10,000 or 2 months imprisonment
- Remedy Process
- Cost of the work



What Does the BO Look For?

- Fire Safety
- Egress, Exiting
- Structural Soundness
- Electrical and Heating



What Does the BO Look For?

- Stairs, Decks, and Balconies
- Plumbing
- Interior Walls, Ceilings and Floors
- Foundations and Exterior Walls
- Pest Control & Building Health



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What Does the BO Look For?

- Windows and Doors
- Fireplaces, Fuel-burning Appliances, and Chimneys
- Ventilation
- Elevating Devices



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Common Issues of Non Compliance

- Fire Alarm Maintenance
- Missing Fire Extinguishers
- Maintenance of Emergency Lighting / Exit signs
- Doors and Hardware
- Waterproof Finishes
- Handrails
- Decks
- Windows

Items Not Covered

- Cleanliness of building
- Lawn care, garbage removal and snow removal
- Conflict between tenant and landlord or between tenants
- Non-payment of rent
- Building code deficiencies in existing construction.
 - maintained to the standard to which it been built
- Past issues with building
 - Can only inspect what we can see at time of inspection
- Appliances
- Areas of building the complainant does not live in or does not have access

Questions?

