

Quick Reference Guide

City of Winnipeg Neighbourhood Liveability By-Law

Reviewed January 2021

BY-LAW SECTIONS	HOUSING HEALTH HAZARDS AND STANDARDS	PAGE OF BY-LAW
<p>Basic maintenance</p>	<p>Walkways, driveways and parking spaces</p> <ul style="list-style-type: none"> • Must be surfaced and maintained to provide safe passage under normal use and weather conditions <p>Roofs of buildings</p> <ul style="list-style-type: none"> • Must be constructed and maintained to prevent moisture from entering the building • Loose or unsecured objects, including dangerous accumulations of snow or ice or both, must be removed from the roof of a building • Roof drainage must be controlled in order to eliminate or minimize runoff that creates indoor dampness or outdoor hazards 	<p>12</p>
	<p>Foundations of buildings</p> <ul style="list-style-type: none"> • Buildings or structures that constitute a fire hazard or likely to fall or cause an explosion • Floors, stairs, walls and other structural aspects of buildings that pose a danger to people or animals who enter the building • A vacant building or structure that is unguarded or open • Uncovered and unguarded well, holes, excavations and other openings <p>Porches and entrances</p> <ul style="list-style-type: none"> • Must be maintained in good repair so that no component is broken, loose or rotted 	<p>13</p>
<p>Residential Properties</p>	<p>Limitations on structures and vehicles used for residence (automobiles, tents, campers and RVs)</p> <ul style="list-style-type: none"> • A person must not: • Reside in them • Use them as a shelter other than in a camping ground or a mobile home park • Store clothing or personal effects for the purpose of living in the structure 	<p>19</p>
	<p>General duties and obligations of owners and occupants</p> <ul style="list-style-type: none"> • Ensure an accessible and safe exit 	<p>20</p>

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<p>Residential Properties</p>	<ul style="list-style-type: none"> • Maintain required safety features and equipment (e.g., smoke alarm) • Maintain clean and sanitary conditions • Keep the dwelling and property free from garbage, clutter and other debris or conditions which constitute a fire, injury or health hazard <p>Nuisances and unsanitary conditions</p> <ul style="list-style-type: none"> • Nuisances and unsanitary conditions (e.g. mice, rats, lice, bed bugs, cockroaches, silverfish or other rodents, insects or vermin) must not be created or allowed to exist in dwellings, yards, or accessory buildings • Infestations of insects and other pests and vermin or any condition, matter, or thing that provides food or harbour pests or vermin are prohibited 	<p>20</p>
	<p>Furnished accommodations</p> <ul style="list-style-type: none"> • The following must be in good repair, clean and sanitary: <ul style="list-style-type: none"> • Furniture • Refrigerators • Cooking appliances • Beds • Bedspreads • Bedsprings • Pillows • Mattresses • Bed linen • Blankets • Bed covers • Blinds and curtains 	<p>21</p>

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Residential Properties	<p>Basement rooms used for living must:</p> <ul style="list-style-type: none"> • Have floors and walls protected against leakage of underground and surface run-off water • Be separated from a fuel-fired heating appliance by walls and doors • Accessible without passing through a furnace, boiler or service room • Have two exits • Hinged windows used to get out of a building must swing vertically and have no obstructions to impede its swing • Double hung windows must be equipped with a device that will hold it in an open position • Window openings must be big enough to exit 	21
	<p>Floors</p> <ul style="list-style-type: none"> • Must be maintained and free of loose, warped, protruding or rotting floors boards • Free of wide holes or cracks • Maintained in a clean and sanitary condition • Vertical openings (e.g., service spaces, chutes, air vents and elevator shafts) must be covered or barricaded in a manner that prevents injury 	22
	<p>Doors and windows</p> <ul style="list-style-type: none"> • Must allow individuals within the dwelling unit to exit without the use of a key • Must not be secured with a lock and hasp (a slotted hinged metal plate that forms part of a fastening and is fitted over a metal loop and secured by a pin or padlock) • Close fitting screened sashes (the frame that holds the screen) is in good condition and is installed on all openable windows in a dwelling from May 1 to November 1 	23
	<p>Guards and handrails</p> <ul style="list-style-type: none"> • Interior stairs with more than two risers must have the sides, landing and the floor level around the stairwell enclosed by walls or protected by guards • Stairs to an unfinished basement may have one unprotected side • Exterior landing or porch attached to a dwelling more than 90 cm above the adjacent grade, and 	24

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<p>Residential Properties</p>	<p>Ventilation</p> <ul style="list-style-type: none"> • All enclosed spaces must be ventilated to prevent mould, mildew and condensation and to provide fresh air • All habitable rooms, except kitchens and bathrooms, must have at least one window which can be easily opened and held in an open position by window hardware unless served by central air conditioning • All bath and toilet rooms must have a window that can be opened, a local vent or a mechanical ventilation system 	<p>29</p>
	<p>Electrical services</p> <ul style="list-style-type: none"> • Hardwired power must be available in every habitable room • Every room where cooking takes place must have at least two receptacles, one for a refrigerator and one over or adjacent to the counter work surface. This may include a receptacle on a range • Extension cords must not be used in place of hardwiring for receptacles, lighting fixtures and switches, and must be replaced with hardwiring. Extension cords create injury risks due to falls and fires if overloaded 	<p>30</p>
	<p>Light</p> <ul style="list-style-type: none"> • Common stairs, corridors, halls, storage rooms, locker rooms and service rooms in multiple family dwellings must be capable of being well lit to facilitate safe passage and cleaning • All rooms must be able to be well lit by artificial light adequate for the use to which the room is being put • Every habitable room must have one or more windows or sliding glass doors with translucent panels that face directly to the outside to allow for natural light 	

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Residential Properties	<p>Fire alarm and smoke alarm systems</p> <ul style="list-style-type: none">• The requirements imposed by this section are in addition to, and not in lieu of, requirements imposed by the Fire Prevention By-law and other regulations• Smoke alarms must be installed between each sleeping area and the remainder of the dwelling unit• Where the sleeping areas are accessed by a hallway, the smoke alarms must be installed in the hallway• Installed on or near the ceiling• Hardwired unless they are in a dwelling constructed before 1981 which has not been renovated to permit hardwiring	31