



**Short Term Short Term Accommodation Premises
Property Standards By-law
Inspection Checklist**

By-law Services Division
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Form BL812

DATE:		OWNER / APPLICANT		STA LICENCE NO.:			
		Location:					
		Name of Owner:					
PART III - GENERAL STANDARDS	CRITERIA			Reference	P	F	N/A
	Yard & Surface Conditions: Every yard, including vacant lots, shall be kept clean, and maintained from:						
	1.	Rubbish, garbage, waste & other debris & conditions that are health, fire or accident hazards		3.02(1)			
	2.	Wrecked, dismantled, discarded, inoperative or abandoned machinery or vehicles		3.02(2)			
	3.	Long grass, brush, heavy undergrowth & over grown, dead, decayed or damaged trees		3.02(3) & (6)			
	4.	Dilapidated, collapsed or partially constructed structures		3.02(4)			
	5.	Injurious insects, termites, rodents, vermin or other pests		3.02(5)			
	7.	Ponding of storm water, erosion of soil, unsightly appearance, garbage & refuse		3.03(1)-(6)			
	Sewage & Drainage						
	8.	Discharges into a municipal sewage system or an approved private sewage system and not onto ground		3.05 & 3.06			
	9.	Roof or foundation drainage is not discharged onto adjacent private property or, onto public property		3.07			
	Parking Areas, Walks, Driveways & Accessory Structures						
	10.	Surface covering of asphalt, concrete, or compacted stone or gravel and in good repair, free of dirt and litter		3.08			
	11.	Maintained for safe passage under normal use and normal weather conditions, day or night		3.09			
	12.	Accessory building, fences and other structures structurally sound and in good repair		3.10			
Garbage Disposal							
13.	Garbage & Refuse Areas as per Property Management Plan submitted with STA Application						
14.	Number of receptacles to contain all garbage, refuse and ashes sufficient and water tight.						
Interior Standards: Dwelling Unit, STA & Commercial Resort Units							
PART IV: DWELLING UNITS, STA & CRU STANDARDS	Walls, Ceilings & Floors						
	15.	All structural components of sound material and adequate for load for which they are subjected		4.01 & 4.03			
	16.	Walls, ceilings & floors in good repair free of holes and in safe condition					
	17.	Walls-ceilings & floors possess the fire resistant properties required by the Building & Fire Codes					
	18.	Bathroom walls above bathtub & shower (42") maintained to be water resistant and readily cleaned		4.02			
	19.	Bathroom, kitchen, laundry and shower room floors water resistant		4.05			
	20.	All floors smooth, level, covering free of loose material and dirt		4.04 & 4.06			
	Stairs, Handrails & Guards: Handrails, balustrades, stairways, fire escapes, balconies, landings and porches and similar appurtenances						
	21.	Are maintained in good repair, free of holes and other defects which can constitute accident hazards		4.08			
	22.	Anchored so as to be kept in a safe, secured conditions and structurally sound for the loads imposed through their normal use		4.08			
	23.	All porches and landings are maintained so as to be free of holes, cracks and other defects which are accident hazards		4.07			
	24.	Handrails are installed and maintained in good repair on all exterior stairs that have more than 3 risers		4.09			
	25.	Handrails are installed and maintained in good repair on all interior stairs that have more than 2 risers		4.09			
	26.	Are maintained in good repair, are properly anchored so as to be kept in a safe and secured condition		4.10			
	27.	If metal, shall be protected from rust or similar decay by a periodic application of a protective coating such as paint		4.10			
Means of Egress							
28.	Every building, structure or dwelling has a safe, continuous and unobstructed passage to an exit at street or grade level		4.13				
29.	Exterior stairs and fire escapes are maintained in a safe state of repair and are free of ice and snow		4.14				
30.	The passage required as egress from one dwelling unit does not pass through any other dwelling unit		4.15				
31.	Where a security locking system is in place in the entrance of a multiple dwelling unit it is maintained and in good repair		4.16				
32.	Units located at other than at grade level of a non-residential building have a secondary egress		4.17				
33.	All means of egress within a non-residential property are maintained free from all obstructions or impediments		4.18				
34.	Egress within a non-residential property is provided with clear, unobstructed and readily visible exit		4.18				
35.	Egress within a non-residential property is provided with lighting facilities capable of illuminating the means of egress		4.18				

Heating & Air Conditioning						
PART IV: DWELLING UNITS, STA & CRU STANDARDS	36.	Heating equipment capable of maintain a temperature of 21 °C (no portable heating equipment) & in good working order	4.19 - 4.22			
	37.	Solid fuel burning appliances conform with Building Code standards and connected to approved chimneys	4.23			
	38.	WETT Certificate Inspected (Copy of Certificate Received)				
	39.	Fireplaces are installed so as not to create a fire hazard to nearby combustible materials and structural members	4.23			
	40.	If heating equipment burns solid or liquid fuel, a storage place or receptacle for the fuel is provided in a safe place	4.24			
	41.	Fuel-burning equipment is vented to a flue by means of rigid connections leading to a chimney or a vent are clear	4.25			
	42.	Every chimney, smoke pipe and flue are maintained so as to prevent gas from leaking into the building	4.26			
	43.	Air conditioners are maintained in a safe mechanical and electrical condition & not draining onto entrance, sidewalks/pathways	4.27			
	44.	The discharge of cooling water is to a proper drainage system meeting all applicable gov't regulations	4.28			
	Electrical, Ventilation, Lighting, Plumbing & Water Supply					
	45.	Permanently installed lighting fixtures in safe condition in every stairway, exit entrance and all required rooms	4.38			
	46.	Adequate illumination for the safe passage throughout every property	4.39			
	47.	All plumbing in good working order and free from leaks and defects	4.40			
	48.	Plumbing systems installed and maintained in accordance with applicable law, good working order & safe condition	4.41			
49.	Adequate supply of hot water is provided with a temperature range from 60° to 73.8° C. (140° to 165° F) and is maintained	4.43				
50.	Piping for hot and cold water is connected to every kitchen fixture, washbasin, bathtub, shower, sink and laundry area					
51.	Piping for cold water connected to every toilet and hose bib					
Sewage System						
52.	Plumbing system connected to municipal system or an approved sewage system	4.44				
53.	Sewage or organic waste not to discharge on to ground and disposed of in a manner according to the Ontario Building Code	4.45				
54.	The land and vicinity of the sewage system shall be maintained in a condition not to damage or repair the functioning of system	4.46				
Additional Standards: Dwelling Unit, STA & Commercial Resort Units						
PART V: ADDITIONAL REQUIREMENTS	Occupancy Standards					
	55.	A non-habitable room is not being used as a habitable room and no kitchen used as a bedroom	5.01-5.02			
	56.	Minimum dimension of any habitable room shall be 2m (6'5" with ceiling height of at least 2.29m (7'-6") (except sloped ceilings)	5.03-5.04			
	57.	Basement: access to each habitable room is gained without passage through a furnace room, boiler room or storage room	5.05			
	58.	Basement used as a dwelling unit; each habitable room complies with all the requirements for ingress, egress, lighting, ventilation with floors & walls constructed so as to be impervious to leakage of underground or surface run-off water				
	Toilet & Bathroom Facilities					
	59.	Minimum of one toilet, one sink, and one bathtub or shower and are in good repair and in an operative condition	5.07-5.10			
	60.	All bathrooms and toilet rooms shall be located within and accessible from within the dwelling unit, fully enclosed & private				
61.	No toilet or urinal is within a bedroom or a room that is used for the preparation, cooking, storing or consumption of food					
Decks, Porches & Balconies						
OTHER	62.	Are of sound condition and capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use	4.07-4.10			
	63.	Have a level of safety required by the Ontario Building Code				
	64.	No structural members or materials that have been damaged or indicate evidence of deterioration				
Review of existing decks, porches and balconies may be required to be reviewed by a competent person (P. Eng.) at owner's expense						
Comments:						
INSPECTION RESULT:		<input type="checkbox"/> PASS (EXCEPTIONS NOTED)	<input type="checkbox"/> FAIL (RE-SCHEDULE)	NEXT INSPECTION:		
MLEO:		PROPERTY STANDARDS OFFICER'S SIGNATURE:				
<input type="checkbox"/> BRENDA DOYLE, MLEO EXT. 261) <input type="checkbox"/> LUC PROULX, MLO (EXT. 240) <input type="checkbox"/> WAYNE DEWIIT, MLEO (EXT. 243) <input type="checkbox"/> _____		_____ _____				