

BY-LAW 225-80

AMENDING BY-LAW 87-77



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 225-80

To amend By-law 87-77 (the minimum maintenance and property standards by-law) in respect of lodging houses

The Council of The Corporation of the City of Brampton
ENACTS AS FOLLOWS:

1. By-law 87-77, as amended by By-law 39-78, is hereby further amended

(1) by adding to PART I (DEFINITIONS) the following, as subsection 1(12a):

"(12a) Lodging House shall mean a nursing home and any house or other building or portion thereof in which persons are harboured, received or lodged for hire, but does not include a hotel, hospital, nursing home, home for the young or the aged or institution if the hotel, hospital, home or institution is licensed, approved or supervised under any general or special Act"

(2) by renumbering PART VIII (DATE OF EFFECT), to be PART IX (DATE OF EFFECT)

(3) by renumbering section 149, to be section 150

(4) by adding thereto, as PART VIII (LODGING HOUSES), and as section 149, the following:

" PART VIII

LODGING HOUSES

This part prescribes the standards for certain lodging houses within the City of Brampton.

149. Every lodging house in which 3 or more persons are harboured, received or lodged shall comply

with the following standards:

(1) All matters relating to exits and the fire protection thereof shall conform with the relevant sections of the Ontario Building Code, except that the following options shall be available:

(a) Basement

(i) where two or more rooms or suites of a lodging house are below finished grade, either individual exits for each room or suite shall be provided, or, where a common quarter is utilized, two means of egress shall be provided.

(ii) casement windows not less than 42 inches high and 22 inches wide with a sill height not more than 36 inches above the inside floor, and so located and constructed as to provide direct access to the exterior grade, may be considered a second means of egress.

(b) The first and second floor above the basement may be served by one exit provided that:

(i) such exit is an exterior door located at or near ground level, and access to such an exit is not through a garage or through a room not under the immediate control of the occupants of the dwelling unit for which the exit is required, and

(ii) where the exit serves a second floor and is not enclosed, all of the doors on the first floor located

adjacent to or between the stairs and the exterior door shall be of the solid core wood or hollow metal type

(c) all rooms above the second floor shall have free access to a second interior stairway or exterior fire escape, and, where approved, access to an exterior flat roof or balcony will be accepted.

(2) The following shall be provided and maintained in every lodging house:

(a) a manual fire alarm at each common exit or exits, of sufficient size to be heard throughout the lodging house, or alternatively, an electrically connected pull station at each common exit or exits from each floor, with the pull stations to be interconnected with all products of combustion detectors in the common areas.

(b) a product of combustion detector, in each common hallway or corridor, on the ceiling of each storey, adjacent to the stairways, to be interconnected so that an alarm in any one detector will sound a similar alarm in all detectors throughout the common areas of the lodging house.

(c) a listed products of combustion detector or detectors of the single station alarm type, audible within bedrooms when intervening doors are closed, to be installed between bedrooms or the sleeping

areas and the remainder of the dwelling unit, such as in a hallway or corridor serving such bedrooms or sleeping area, or, where a single room is occupied as a dwelling unit, located immediately inside the door leading to the room.

- (d) all products of combustion detectors and alarms shall be equipped with visual indication that they are in operating condition, shall be permanently mounted on a standard outlet box on the ceiling or on the walls between six and twelve inches below the ceiling, and shall not have a switch between the products of combustion detector and the main distribution panel, except that the detectors located within the dwelling unit may be connected to an existing circuit that is not switched.
- (e) fire extinguishers, in good repair and in satisfactory operating condition and ready for instant use at all times, in accordance with the following requirements:
 - (i) two and one-half gallon water type (pump or pressure) fire extinguishers bearing the Underwriters Laboratory of Canada designation 2-A, in the corridors and lobbies, located so that there is one such extinguisher within seventy-five feet of every location on every storey.
 - (ii) one two and one-half gallon water type fire extinguisher (pump or pressure) bearing the Underwriters Laboratory of Canada designation 2-A, in every heating area containing

solid fuel or gas fired appliances,

(iii) one dry chemical type fire

extinguisher bearing the Underwriters

Laboratory of Canada designation

2-A 10BC, in every heating area con-

taining oil fired appliances.

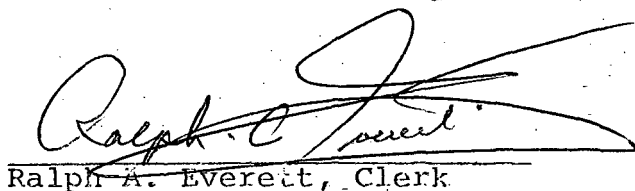
- (3) In addition, there shall be provided and maintained in every lodging house occupied or capable of being occupied by more than ten persons, or having more than three storeys or floors, in addition to the basement, an electrical fire alarm system, as set out in the Ontario Building Code (class 1, 2 or 3 systems for buildings up to three storeys; class 4 or 5 for buildings with more than three storeys)
- (4) All equipment and devices used as components of an electrical fire alarm system shall be equipment and devices listed and labelled for such use by the Underwriters Laboratory of Canada.
- (5) All electrical wiring shall be in accordance with the Ontario Electrical Safety Code, and a certificate of inspection shall be found with the City's department of Buildings and By-law Enforcement.
- (6) Adequate toilet and bathing facilities shall be provided and maintained, with at least one room, with access provided by means of an entrance from a common hallway or corridor, containing at least one wash-basin, one water-closet and one bathtub, for each five lodgers.

(7) Where food is prepared or intended to be prepared, adequate facilities shall be provided for the proper preparation and protection of food, with such equipment to be in safe operating condition at all times.

(8) No cooking or heating appliances shall be located or used in cupboards or clothes closets.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 11th day of August, 1980.


James E. Archdekin, Mayor


Ralph A. Everett, Clerk

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON
DATE 8/13/80

PASSED August 11, 1980



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