

HALIFAX

M200 Bylaw

Standards for Residential Occupancies

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Agenda

- M200 By-Law
- Role of the Building Official
- Inspection Process
- Order to Comply
- Appeals
- Remedy
- Common Issues



M-200 By-law

- Application
- Minimum Standards
- Warm Safe Dry



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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Key Terms

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



Role of the Building Official

- Appointed by council
- Administration and Enforcement of applicable legislation
- Consistent interpretation and application



Order to Comply and Appeals

- Information on Orders
- Appeal of an Order
- Appeals Committee



Penalties & Remedy Process

- Penalties
- Remedy Process
- Cost of the work



What Does the BO Look For?

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



What Does the BO Look For?

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



Items Not Covered

- Cleanliness of building
- Lawn care, garbage removal and snow removal
- Property owner/tenant conflict
- Non-payment of rent
- Building code deficiencies in existing construction.
- Past issues with building
- Appliances

Questions?

