



Users Guide to Service 5 Unsafe Buildings and Vacant Properties

This information sheet provides a general description of unsafe buildings and vacant properties. Should you require interpretation of the requirements pertaining to unsafe buildings or conditions, ask our staff who would be pleased to assist.

1 Legislation Regulating Unsafe Buildings and Vacant Properties

a. *Ontario Building Code*

Under the provisions of the Ontario Building Code, the Chief Building Official may order an unsafe building to be repaired, renovated or demolished for the purpose of removing an unsafe condition. The OBC considers a building to be unsafe if the building is:

- structurally inadequate or faulty for the purpose for which it is used; or
- in a condition that could be hazardous to the health or safety of persons in the normal use of the building, persons outside the building or persons whose access to the building has not been reasonably prevented.

b. *Property Standards Bylaw*

Under the provisions of this bylaw, abatement or removal of an unsafe condition may include:

- the maintenance or repair of exit and emergency lighting,
- the removal of garbage and refuse,
- the removal or extermination of pests such as rodents, vermin and injurious insects, including termites and cockroaches, and
- the elimination of any conditions which pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person in the building or on or about the property.

In addition to the above, other conditions considered to be unsafe may be dealt with accordingly. This bylaw defines *unsafe condition* as follows:

A condition that poses or constitutes an undue or unreasonable hazard or risk to life, limb or health of any person on or about the property, and includes a structurally unsound condition.