

PETER SHARPE

## OVERVIEW

Having reviewed the Property Standards By Laws provided for the cities of Thunder Bay, Toronto and Sarnia, it strikes me that the regulations are completely adequate. Similarly the workplace rules in the Ontario Occupational Health and Safety Act establish rational standards. Any responsible property owner would follow these guidelines and not allow a structure to deteriorate to a level where collapse is possible if only to protect his own investment let alone the potential liability

I would respond to the 6 questions posed as follows

1. I do not believe there needs to be a mandatory periodic inspection of all buildings. During the life of a building structure there are always modifications /renovations /expansions and upgrades that require building permits. These applications provide a natural opportunity for a building department to review conditions in the structure and require any restoration or repair that is needed

In the event of a complaint from an occupant of the building or a member of the public is received, a follow up inspection by the building department should be made and if this trained individual believes further inspection is required the appropriate expertise can be retained.

2. It seems to me the building code and its bylaws already establish adequately minimum property standards. If that is not the case then I do agree they should be set. I further believe these standards should be set at the Provincial level to ensure consistency as I suspect that the necessary expertise and resources are not always available and the municipal level. Enforcement of these standards should be done at the municipal level by the building department during the permitting process.

3. In my experience these powers already exist. Before issuing a building/construction permit architectural and engineering drawings are always required. Most building owners will keep copies of the documents as I am sure the municipally does. Additionally Architectural and Engineering firms always retain such documents as a professional requirement.

4. I would be surprised if these powers do not already exist !

5. I assume that building inspectors (property standards officers, I trust one in the same) have had the necessary training and experience to meet a standard to qualify them to do their jobs. On issues of public safety, the concerns of these individuals and other municipal officials should be completely aligned.

6. I have not participated in the Inquiry so it is difficult for me to comment. I would observe however that given the rarity of events like the Elliott Lake collapse. Our rules /regulations and oversight in Ontario would seem to be adequate.