



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39-78

Being a by-law to amend the
Minimum Maintenance and
Occupancy Standards By-law
Number 87-77

The Corporation of the City of Brampton ENACTS as follows:

SECTION 1

(1) Subsection (11) of Section 1 of By-law 87-77 is amended by inserting after "means" in the first line ", subject to Subsection (15),".

(2) Subsection (15) of Section 1 of By-law 87-77 is repealed and the following substituted therefore:

(15) Non-Habitable Room - means a room other than a habitable room in a dwelling or dwelling unit, and notwithstanding Subsection (11), includes a bathroom or shower room, toilet room, laundry room, boiler room, furnace room, pantry, closet, storage room, corridor, foyer, stairway, lobby, and recreation room.

SECTION 2

(1) Clauses (c) and (d) of Subsection (2) of Section 7 of by-law 87-77 are repealed and Clause (e) is hereby renumbered as Clause (c).

(2) Subsection (3) of Section 7 of By-law 87-77 is hereby amended by striking out "notice" in the first line and substituting therefore "order".

SECTION 3

Subsection (5) of Section 25 of By-law 87-77 is amended by striking out "motor" in the first line.

SECTION 4

Section 37 of By-law 87-77 is amended by inserting
", including flashings," in the first line after "roof".

SECTION 5

Section 42 of By-law 87-77 is repealed and the following
substituted therefore:

(1) A handrail shall be installed at a minimum height of
thirty-six (36) inches and maintained in good repair on every
stairway with three or more risers and on every open side of
a balcony, porch, landing and stairwell with three or more risers.

(2) A barrier such as a balustrade shall be installed at a
minimum height of forty-two (42) inches and maintained in good
repair on the open side of a balcony, porch, landing and stairwell
with a difference of five (5) feet or more in elevation.

SECTION 6

(1) Clause (c) of Subsection (2) of Section 77 of By-law 87-77
is repealed and the following substituted therefore:

(c) be constructed in such a manner as to ensure a fire
rating as required by the Ontario Building Code.

(2) Clause (a) of Subsection (3) of Section 77 of By-law 87-77
is repealed and the following substituted therefore:

(a) be constructed in such a manner as to ensure a fire
rating as required by the Ontario Building Code.

(3) Section 43 of By-law 87-77 is hereby amended by adding
thereto the following subsection:

(4) Where dwelling units within a dwelling are separated
horizontally, there shall be a finished ceiling
separating these occupancies and the construction
shall be done in such a manner as to ensure a fire
rating as required by the Ontario Building Code.

SECTION 7

Subsection (4) of Section 51 of By-law 87-77 is amended by the addition of the words "and installed in accordance with the applicable codes." after "repair" in the fourth line.

SECTION 8

Section 52 of By-law 87-77 is amended by adding thereto the following two subsections:

- (3) Every habitable room in a dwelling unit shall have at least one duplex electrical outlet in good working order:
 - (a) for the first one hundred and twenty (120) square feet or less of floor area, and
 - (b) for each additional one hundred (100) square feet or less of floor area.
- (4) No person shall place an extension cord directly beneath a floor covering or through a transom, doorway, wall, ceiling or floor and no person shall use, cause or permit the use of an extension cord so placed.

SECTION 9

Section 53 of By-law 87-77 is amended by adding thereto the following subsection:

- (3) Every habitable room in dwelling or dwelling unit, except a kitchen, shall contain a window or skylight that:
 - (a) is wholly above the adjoining finished grade,
 - (b) is open directly to the outside air, and
 - (c) has a total light transmitting area of at least ten (10) percent of the floor area of the room.

SECTION 10

(1) Subsection (1) of Section 56 of By-law 87-77 is repealed and the following substituted therefore:

- (1) The maximum number of occupants in a dwelling and/or a dwelling unit shall not exceed one person for each

one hundred and fifty (150) square feet of the total floor area of all of the habitable rooms within the dwelling unit. For the purposes of this Section, a child under twelve (12) years of age shall be deemed to be one-half (1/2) person.

(2) Section 56 of By-law 87-77 is further amended by adding thereto the following subsection:

(3) For the purposes of this Section, the minimum ceiling height shall be established as follows:

seven feet six inches (7'6") over at least fifty (50) percent of the required floor area or an average of seven feet no inches (7'0") over all of the required floor area. Any part of the floor area having a clear height of less than four feet six inches (4'6") shall not be considered in computing the required floor area.

(3) Section 56 of By-law 87-77 is further amended by adding thereto the following subsection:

(4) No kitchen, bathroom or hallway shall be used for sleeping purposes.

SECTION 11

Section 72 of By-law 87-77 is amended by inserting ", including flashings," in the first line after "roof".

SECTION 12

Section 76 of By-law 87-77 is repealed and the following substituted therefore:

(1) A handrail shall be installed at a minimum height of thirty-six (36) inches and maintained in good repair on every stairway with three or more risers and on every open side of a balcony, porch, landing and stairwell with three or more risers.

(2) A barrier such as a balustrade shall be installed at a minimum height of forty-two (42) inches and maintained

in good repair on the open side of a balcony, porch, landing and stairwell with a difference of five (5) feet or more in elevation.

SECTION 13

(1) Clause (c) of Subsection (2) of Section 77 of By-law 87-77 is repealed and the following substituted therefore:

(c) be constructed in such a manner as to ensure a fire rating as required by the Ontario Building Code.

(2) Clause (a) of Subsection (3) of Section 77 of By-law 87-77 is repealed and the following substituted therefore:

(a) be constructed in such a manner as to ensure a fire rating as required by the Ontario Building Code.

(3) Section 77 of By-law 87-77 is further amended by adding thereto the following subsection:

(4) Where dwelling units with a dwelling are separated horizontally, there shall be a finished ceiling separating these occupancies and the construction shall be done in such a manner as to ensure a fire rating as required by the Ontario Building Code.

SECTION 14

Section 84 of By-law 87-77 is amended by adding thereto the following subsection:

(4) No person shall place an extension cord directly beneath a floor covering or through a transom, doorway, wall, ceiling or floor and no person shall use, cause or permit the use of an extension cord so placed.

SECTION 15

Section 100 of By-law 87-77 is amended by inserting ", including flashings," in the first line after "roof".

SECTION 16

(1) Section 105 of By-law 87-77 is repealed and the following substituted therefore:

- (1) A handrail shall be installed at a minimum height of thirty-six (36) inches and maintained in good repair on every stairway with three or more risers and on every open side of a balcony, porch, landing and stairwell with three or more risers.
- (2) A barrier such as a balustrade shall be installed at a minimum height of forty-two (42) inches and maintained in good repair on the open side of a balcony, porch, landing and stairwell with a difference of five (5) feet or more in elevation.

SECTION 17

Section 114 of By-law 87-77 is amended by the addition of the words "and installed in accordance with the applicable codes." after "repair" in the fourth line.

SECTION 18

Section 115 of By-law 87-77 is amended by adding thereto the following two subsections:

- (3) Every habitable room in a dwelling unit shall have at least one duplex electrical outlet in good working order:
 - (a) for the first one hundred and twenty (120) square feet or less of floor area, and
 - (b) for each additional one hundred (100) square feet or less of floor area.
- (4) No person shall place an extension cord directly beneath a floor covering or through a transom, doorway, wall, ceiling or floor and no person shall use, cause or permit the use of an extension cord so placed.

SECTION 19

Section 116 of By-law 87-77 is amended by adding thereto the following subsection:

- (3) Every habitable room in a dwelling or dwelling unit, except a kitchen, shall contain a window or skylight that:

- (a) is wholly above the adjoining finished grade,
- (b) is open directly to the outside air, and
- (c) has a total light transmitting area of at least ten (10) percent of the floor area of the room.

SECTION 20

(1) Subsection (1) of Section 119 of By-law 87-77 is repealed and the following substituted therefore:

- (1) The maximum number of occupants in a dwelling and/or a dwelling unit shall not exceed one person for each one hundred and fifty (150) square feet of the total floor area of all of the habitable rooms within the dwelling unit. For the purposes of this Section, a child under twelve (12) years of age shall be deemed to be one-half (1/2) person.

(2) Section 119 of By-law 87-77 is further amended by adding thereto the following subsection:

- (3) For the purposes of this Section, the minimum ceiling height shall be established as follows:

seven feet six inches (7'6") over at least fifty (50) percent of the required floor area or an average of seven feet no inches (7'0") over all of the required floor area. Any part of the floor area having a clear height of less than four feet six inches (4'6") shall not be considered in computing the required floor area.

(3) Section 119 of By-law 87-77 is further amended by adding thereto the following subsection:

- (4) No kitchen, bathroom or hallway shall be used for sleeping purposes.

SECTION 21

Subsection (3) of Section 121 of By-law 87-77 is amended by striking out "unless such vehicle is required for business purposes or farming purposes" in the third and fourth lines.

SECTION 22

Section 130 of By-law 87-77 is amended by inserting
", including flashings," in the first line after "roof".

SECTION 23

(1) Clause (c) of Subsection (2) of Section 135 of By-law 87-77
is repealed and the following substituted therefore:

(c) be constructed in such a manner as to ensure a fire
rating as required by the Ontario Building Code.

(2) Clause (a) of Subsection (3) of Section 135 of By-law 87-77
is repealed and the following substituted therefore:

(a) be constructed in such a manner as to ensure a fire
rating as required by the Ontario Building Code.

SECTION 24

(1) Subsection (7) of Section 139 of By-law 87-77 is repealed
and the following substituted therefore:

(7) Where combustible materials are stored in the basement,
the fuel-burning heating system shall be enclosed by
walls and ceiling constructed in such a manner as to
ensure a fire rating equal to Ontario Building Code
standards.

(2) Subsection (8) of Section 139 of By-law 87-77 is repealed
and the following substituted therefore:

(8) Where in the opinion of the Standards Officer there
exists a hazardous condition due to the storage in or
use of space adjacent to a heating system, the furnace
shall be enclosed by walls and a ceiling constructed
in such a manner as to ensure a fire rating equal to
Ontario Building Code standards.

SECTION 25

(1) Subsection (2) of Section 142 of By-law 87-77 is repealed and
the following substituted therefore:

(2) No person shall place an extension cord directly beneath a floor covering or through a transom, doorway, wall, ceiling or floor and no person shall use, cause or permit the use of an extension cord so placed.

(2) Said Section 142 of By-law 87-77 is further amended by adding thereto the following Subsection:

(4) Every habitable room in a dwelling unit shall have at least one duplex electrical outlet in good working order:

(a) for the first one hundred and twenty (120) square feet or less of floor area, and


(b) for each additional one hundred (100) square feet or less of floor area.

SECTION 26

Section 147 of By-law 87-77 is amended by adding thereto the following Subsection:

(3) No vehicle which is in a wrecked, discarded, dismantled or inoperative condition shall be parked, stored or left on vacant land.

READ a FIRST, SECOND and THIRD TIME and passed in Open Council this *20th* day of *February*, 1978.


JAMES E. ARCHDEKIN MAYOR


KENNETH R. RICHARDSON CLERK

PASSED February 20 1978



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