

THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #451 (1978)

Being a by-law to amend certain sections of By-law
#411 (1977), which is known as the Property Standards
By-law, of the Town of Pelham.

WHEREAS Council of the Town of Pelham feels it is necessary
and expedient to amend By-law #411 (1977) being a by-law to prescribe
standards for the maintenance and occupancy of residential property;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF
PELHAM ENACTS AS FOLLOWS:

- (1) That the words "Windows and Light" be added to the heading
to Section 3.12 so that the heading shall read as follows:
"3.12 - Doors, Windows & Light."
- (2) That Section 3.12, Subsection 1 be repealed and the following
substituted therefor:
"3.12.1 - Window and exterior doors and frames and basement
or cellar hatchways shall be maintained in good repair and
shall be of such construction so as to prevent drafts and
minimize heat losses through the infiltration of outside
cold air in the cold weather season."
- (3) That the following subsection be added to Section 3.12 and
be numbered 3.12.4:
"3.12.4 - Rotted or damaged doors, door frames, window
frames, sashes and casings, weatherstripping, broken glass
and missing or defective door and window hardware shall be
repaired or replaced."
- (4) That the words "and Thermal Insulation" be added to the heading
to Section 3.22 so that the heading shall read as follows:
"3.22 - Heating System and Thermal Insulation."
- (5) That the following subsection be added to Section 3.22 and to
be numbered as 3.22.9:
"3.22.9 - Thermal insulation of dwellings or buildings shall be
done in accordance with the provisions of the Ontario Building
Code or to provisions or requirements designed to meet seasonal
or local winter conditions."
- (6) This by-law shall come into force and take effect on the final
date of passing thereof.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
9th. DAY OF JANUARY, 1978 A.D.


MAYOR