THE CITY OF WINNIPEG

BY-LAW NO. 102/2024

A By-law of THE CITY OF WINNIPEG to amend the Vacant Buildings By-law No. 79/2010 in order to implement the changes approved by Council on July 18, 2024.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Vacant Buildings By-law amended
1 The Vacant Buildings By-law No. 79/2010 is amended by this By-law.

Section 5 amended
2 Section 5 is amended by

(a) deleting "*; or*" from subsection (b) and replacing it with "*.*"; and

(b) repealing subsection (c) in its entirety.

Clause 6(1)(a) amended
3 Clause 6(1)(a) is amended by deleting "*or subsection (1) of Part III of Schedule B*".

Subsection 6(2) amended
4 Subsection 6(2) is amended by deleting "*or Part III*";

Subsection 10.1(1) amended
5 Subsection 10.1(1) is amended by deleting "*or, where this is ordered under section 10.2, compliance with subsection (1) of Part II of Schedule B*".

Clause 10.2(1)(a) repealed
6 Clause 10.2(1)(a) is hereby repealed.

Subsection 13.1(1) amended
7 Subsection 13.1(1) is amended by:

(a) Deleting "*1%*" and replacing it with "*2%*"; and

(b) Deleting "*five or more "Schedule A" inspections*" and replacing it with "*three or more "Schedule A" inspections*".

Schedule B amended

8 Schedule B is amended by

(a) in the paragraph immediately below the header reading **"*SECURITY REQUIREMENTS FOR VACANT BUILDINGS*"**, deleting "*or subsection (1) of Part III*";

(b) deleting Part II and replacing it with the following:

PART II

In order to comply with Part II of this Schedule, the owner of a vacant building must ensure that the following requirements are met:

(a) all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must be covered in compliance with this Part with a solid piece of plywood, at least 18 millimeters thick and secured with non-countersunk T-25 Torx screws at least 75 millimeters in length, spaced not more than 150 millimeters on centre;

(b) all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must have bracing installed, consisting of 2x4s on the flat flush to the outside edges of the plywood, twice along the longest lengths at a minimum, that are secured using hex type lag screws that are at least 101 millimeters in length;

(c) the principal entrance must be covered in compliance with this Part with a solid piece of plywood, non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;

(d) the principal entrance must have bracing installed consisting of 2x4s on the flat flush to the outside edges of the plywood, along the two vertical lengths at a minimum, that are secured using non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;

(e) all windows, doors and other openings at the second-floor level or higher are to be secured in compliance with Part II of this Schedule unless the owner is ordered by the designated employee to install boarding in compliance with specifications set out in clauses (a) and (b) of this subsection.

(f) plywood and 2x4s applied to openings must be installed and maintained in a way that is weather-tight and must be protected from the elements with at least two coats of white paint;

(g) plywood applied to openings must be installed and maintained as follows:

(i) *for conventional, wood framed windows, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual frame of the window;*

(ii) *for windows that have components that are flush with the face of the brickmould (e.g. wood storm windows), the plywood must be installed on top of the sill and flush with the outer edge of the brickmoulds on the sides and top with fasteners penetrating the face of the brickmoulds;*

(iii) *for windows that have components that protrude past the face of the brickmould (e.g. aluminum storm windows), the brickmoulds must be built out flush to the outer edge of the brickmoulds with solid, dimensional lumber, painted white, as required to clear the protruding window components. The plywood shall then be installed on top of the sill (where possible) and flush with the outer edge of the built-up frame;*

(iv) *for PVC windows, the area directly adjacent to the outer edge of the PVC brickmould and sill must be framed with solid, dimensional lumber, painted white, as required to clear the PVC components. The plywood must then be installed flush with the outer edge of the built-up frame;*

(v) *for conventional doors without storm doors, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual door jamb and header of the door. A hole must be cut in the plywood just large enough for the door hardware to protrude;*

(vi) *for entrance doors with storm doors, the area directly adjacent to the outer edge of the brickmould and sill must be framed out with solid, dimensional lumber, painted white, as required to clear all storm door components. The plywood must then be installed flush with the outer edge of the built-up frame. A hole must be cut in the plywood just large enough for the door hardware to protrude where necessary;*

(b) Deleting subsection (1) of Part III in its entirety.

Technical amendments

9 In the Vacant Buildings By-law No. 79/2010

(a) all instances of the term *"Schedule "A""* are hereby deleted and replaced with "*Schedule A*"; and

(b) all instances of the term "*Schedule "B""* are hereby deleted and replaced with "*Schedule B*".

Coming into force

10 This by-law comes into force upon being given three readings by Council.

DONE AND PASSED, this 26th day of September, 2024.

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Mayor

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City Clerk

Approved as to content:

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Director of Community Services

Legally Reviewed and Certified as to Form:

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For Director of Legal Services and
City Solicitor