

SAFE HOUSING IS PART OF A SAFE COMMUNITY

LEARN ABOUT STEINBACH'S DWELLING SAFETY STANDARDS BY-LAW

WHAT IS THE DWELLING SAFETY STANDARDS BY-LAW?



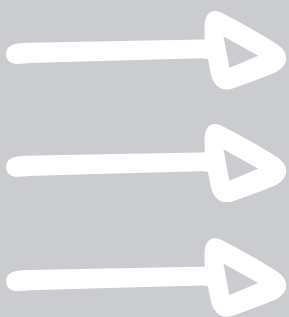
It's a new by-law that addresses the minimum building obligations, called **Life Safety Standards**, that Steinbach property owners must provide within their residential dwellings including smoke alarms, carbon monoxide alarms, and egress (safe exit).

WHY IS THIS BY-LAW NEEDED?



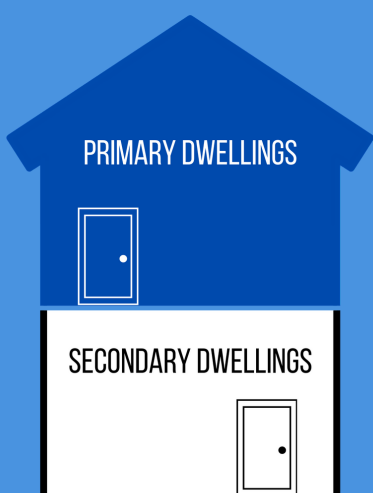
The by-law is for the safety and health of Steinbach residents. It ensures all homes are equipped with basic safety measures to protect the people that live in them.

WHAT DOES THE BY-LAW APPLY TO?



The by-law applies to all new and existing residential properties within the City of Steinbach including primary and secondary dwellings.

WHAT IS A PRIMARY DWELLING? SECONDARY DWELLING?

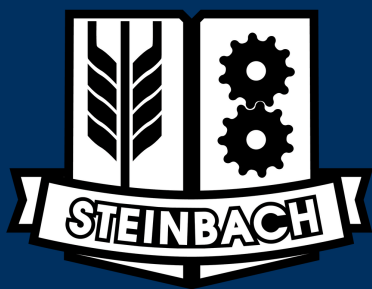


A primary dwelling is the main residence where someone lives, usually a house or apartment. A secondary dwelling is a self-contained unit (sometimes referred to as an accessory dwelling or secondary suite) with an entrance separate from the main dwelling. Secondary dwellings are often rented out.

HOW DO YOU KNOW IF A DWELLING COMPLIES WITH THE BY-LAW?



A person may request the city to inspect their dwelling unit. If the property is compliant, the city will issue a Certificate of Compliance for residential dwelling units that successfully pass an inspection. Compliance certificates are valid for 3 years, unless conditions of the property change. Inspections can be requested by calling the city at 204-346-6515.



WHAT DOES THE DWELLING SAFETY STANDARDS BY-LAW MEAN TO ME?

I HAVE A SECONDARY SUITE

Secondary suites are required to meet Life Safety Standards at minimum, Specifically:

- A smoke alarm in each bedroom and the remainder of the dwelling unit;
- The smoke detector must be tested at least once a year;
- Carbon monoxide alarms must be installed;
- Egress: each building shall have an access so as to provide a safe exit.

Contact the city at 204-346-6515 to request an inspection and receive your Certificate of Compliance on successful completion of the inspection.

I LIVE IN / I AM LOOKING TO RENT A SECONDARY SUITE

It is the property owners' responsibility to ensure their dwelling unit complies with the Dwelling Safety Standards By-Law. The property owner should be able to confirm compliance with tenants or provide tenants with a copy of the Certificate of Compliance for the property being rented or are interested in renting, upon request.

Renters can also call the city and request to have their rental unit inspected. To request an inspection, call 204-346-6515.

I AM THINKING ABOUT BUILDING A SECONDARY SUITE

It is the property owners' responsibility to ensure their dwelling unit complies with the Dwelling Safety Standards By-Law. It is recommended that you contact the city to discuss your plans before beginning construction. Upon completion of your unit, contact the city to request an inspection and receive your Certificate of Compliance on successful completion of the inspection.

I AM A REAL ESTATE AGENT

Real estate agents play an important role in the Dwelling Safety Standards By Law for their clients:

- Clients looking at purchasing a property with a secondary suite should confirm that a Certificate of Compliance has been issued by the city for the property.
- Sellers of property with a secondary suite should be prepared to confirm compliance or provide a copy of the Certificate of Compliance to prospective buyers.
- Clients looking to purchase a property, with the intent of constructing a secondary suite, are encouraged to contact the city regarding the Dwelling Safety Standards By-Law prior to beginning construction.

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