

BY-LAW NO.

**ST. JOHN'S COMMERCIAL MAINTENANCE (AMENDMENT NO. 1 – 2024)
BY-LAW**

PASSED BY COUNCIL ON _____, 2024

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's hereby enacts the following By-Law relating to the regulation and maintenance of commercial properties.

BY-LAW

1. This By-Law may be cited as "The Commercial Maintenance (Amendment No. 1 – 2024) By-Law".
2. The following is added as Section 3.1:

"VACANT BUILDINGS

3.1

(a) The owner of a vacant building shall secure the building to prevent unauthorized entry.

(b) If security measures for a building do not prevent unauthorized entry, an Inspector may, in addition to any penalties prescribed by legislation, secure a building in a manner acceptable to the Inspector.

(c) All materials used for boarding up vacant buildings shall be covered and maintained with a preservative which is colour coordinated to the exterior of the building.

(d) Where a building remains vacant for a period of more than 90 days, the owner shall ensure that all utilities serving the dwelling are properly disconnected or otherwise secured to prevent damage to the property or adjoining properties.

(e) subsection (d) shall not apply where such utilities are required for the safety or security of the property or adjoining properties."
3. Section 24(b) of the Commercial Maintenance By-Law is repealed and replaced with the following:

“24. (b) In any commercial property, the heating system required by subsection (a) shall be maintained in good working condition so as to be capable of heating the building safely to the required standard, and auxiliary heaters shall not be used as a primary source of heat. If the heating system or parts thereof are not certified or have a certification that is out of date, the Inspector may, at the expense of the owner, direct that tests of materials, equipment, and/or devices be made and certification of such tests be provided to the Inspector.”

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2024.

MAYOR

CITY CLERK