

**BY-LAW NO.
RESIDENTIAL PROPERTY STANDARDS (AMENDMENT NO. 1 – 2025) BY-LAW
PASSED BY COUNCIL ON _____, 2025**

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 enacts the following By-Law relating to minimum standards for occupancy and maintenance of residential property.

1. This By-Law may be cited as the Residential Property Standards (Amendment No. 1 –2025) By-Law.
2. Section 35.4 of the Residential Property Standards By-Law is repealed and the following substituted:

“35.4 The Life Safety Code, 2024, being Document 101 prepared by the National Fire Protection Association of the United States of America is hereby declared to be and shall be taken as part and parcel of this By-Law as if the same were repeated herein in full. Provided that if any section or part thereof of the said Code shall conflict with any other section of this By-Law, then the provisions of the Code shall prevail.”

3. Section 35.6 of the Residential Property Standards By-Law is repealed and the following substituted:

“35.6 Where the requirements of the Life Safety Code, 2024 conflict with the requirements of the National Building Code of Canada, 2020 then the National Building Code of Canada, 2020 shall prevail.”

IN WITNESS WHEREOF the Seal of the City of St. John's was hereunto affixed and this By-Law was signed by the Mayor and City Clerk this _____ day of _____, 2025.

MAYOR

CITY CLERK