

Checklist For Phases of Remediation Marihuana Grow Operations: Repair, Rehabilitation and Remediation Requirements

If a property is the subject of an Executive Officer's Order relating to a former marihuana grow operation, be aware that the Registered Owner and/or Agent shall complete the following:

(Phase 1 - removal of all contaminated materials, waste matter and refuse and reinstatement of utility services, furnace, etc. At this point, however, there would still be very restricted entry allowable, such as contractors or inspectors.)

- ☐ **OBTAIN ORDER** - Obtain a copy of the Executive Officer's Order from Alberta Health Services (AHS).
- ☐ **HIRE CONTRACTORS** - Hire an environmental consultant and a remediation contractor (hereinafter known as the "*Contractors*").
- ☐ **OBTAIN PERMISSION TO ENTER** - The *Contractors* shall obtain written permission from the Executive Officer of Alberta Health Services **prior to entering the premises**. The *Contractors* shall provide AHS with written documentation from the property owner authorizing them to act on their behalf.
- ☐ **PREPARE ASSESSMENT & SCOPE OF WORK** - The *Contractors* shall prepare a detailed assessment and Scope of Work based on their initial inspection **prior to carrying out any work inside including cleaning. Intrusive testing shall be carried out at this time by the environmental consultant.** The *Contractors* shall oversee all remediation and repair work and perform or arrange for a complete mould investigation and air sampling. Work shall follow the requirements indicated in the Executive Officer's Order and established in the Alberta Health Services *Marihuana Grow Operations Repair, Rehabilitation and Remediation Requirements* and the *Fungal Air Testing, Investigation and Reporting Requirements for Mould Remediation*.
- ☐ **HIRE ELECTRICAL CONTRACTOR** - Hire a qualified electrician(s) to repair the electrical deficiencies to the service and to any wiring. **THIS MUST BE DONE BEFORE OBTAINING THE PERMIT SO THE ELECTRICAL CONTRACTOR CAN BE NAMED ON THE PERMIT.**
- ☐ **HIRE PLUMBER/GAS FITTER CONTRACTOR** - Hire a qualified plumber/gas fitter(s) to repair any defects to the gas service and perform a gas line pressurization test. **THIS MUST BE DONE BEFORE OBTAINING THE PERMIT SO THE PLUMBING/GAS FITTER CONTRACTOR CAN BE NAMED ON THE PERMIT.**

- ☐ **APPLY FOR PERMITS** - Application shall be made to the City or Municipality for all required permits (Environmental Restoration, or ERP, is required by the City of Calgary. The term “Building Permit for Restoration” is used in other municipalities). The detailed Assessment and Scope of Work report must be submitted with this application to the City or Municipality. The detailed Assessment and Scope of Work report must include a hazardous materials summary. A STRUCTURAL ENGINEER’S REVIEW MAY BE REQUESTED BY THE CITY BASED ON THEIR INSPECTOR’S NOTES OR THE SCOPE OF WORK.
- ☐ **SUBMIT DOCUMENTS TO AHS** - The detailed Assessment and Scope of Work report must also be submitted to Alberta Health Services. The detailed Assessment and Scope of Work report must include a hazardous materials summary.
- ☐ **REQUEST INSPECTION** - Call the City or Municipality to carry out an “electrical service inspection” and a “gas inspection” when related deficiencies have been corrected.
- ☐ **REINSTATE GAS & ELECTRICITY** - Once these initial inspections have passed, contact the utility companies to reinstate the services that have been disconnected (electrical, gas and/or water service). **(Proper and thorough remediation work and air sampling cannot be completed nor accepted without the availability of heat, light and hot water.)**
- ☐ **REINSTATE WATER SUPPLY.**
- ☐ **FLUSH PLUMBING AND SEWER LINES** – thoroughly flush all lines to remove all stagnant water, microorganisms, and any leachates or particulates.
- ☐ **SUBMIT WATER BACTERIOLOGICAL SAMPLE FOR ANALYSIS** – Contact a private laboratory to obtain the sample bottle and instructions for taking and submitting the water sample.

(Phase 2 - surface cleaning and furnace cleaning followed by air sampling. After this point and once air samples have been accepted by AHS, realtors and potential purchasers, etc. could access.)

- ☐ **REMEDiate & CLEAN** - Ensure that all remediation is completed by the *Contractors* according to the requirements set out in the Executive Officer’s Order and the prepared Scope of Work.
- ☐ **FURNACE, HOT WATER TANK & FIREPLACE** – Hire professional and reputable companies to inspect and clean the furnace and ducting, hot water tank exhaust, and/or fireplace. Ensure that inspections and cleaning are completed. Inspection reports/documentation will be required for review by AHS.
- ☐ **AIR SAMPLING** - *Contractors* must arrange for air sampling to be done after all remediation and cleaning, including that of the furnace and ducting, have been completed.
- ☐ **SUBMIT DOCUMENTS** - Submit all documents to AHS for review and acceptance.

- ☐ **AIR RESULTS - SATISFACTORY** - If the air results are acceptable, Alberta Health Services will arrange to inspect the premises. City/Municipal gas and electrical inspectors must also be contacted to carry out their **final inspections**. The building inspector must be contacted to carry out a **framing inspection** prior to reinstallation of insulation and vapour barriers. He will carry out a final inspection after reinstallation of insulation and vapour barriers. **The City/Municipal inspectors will not enter the facility for final inspections until satisfactory air sampling has been confirmed by Alberta Health Services.**
- ☐ **AIR RESULTS - UNSATISFACTORY** - If the air results are not acceptable, further cleaning and remediation will be necessary. Contact the Executive Officer for further information.

(Phase 3 - complete rebuild, including cosmetic repairs. Only after Phase 3 would the Unfit Order be lifted.)

- ☐ **COMPLETE RENOVATIONS** – Once all documents are submitted to AHS, the necessary inspections have been completed, and permission to proceed is obtained from the Executive Officer, the final renovations may be done to ensure the dwelling is in a habitable condition (reinstallation of walls, floor coverings, cabinetry, etc.). When the basement is redeveloped, separate electrical, building and plumbing permits are required.
- ☐ **LIFTING OF ORDER** - If all inspections pass and all documents have been submitted as required, AHS will lift the Unfit Order and prepare a Rescind notification. Any postings may then be removed from the premises.

For more information, please contact your nearest Environmental Public Health office.

Edmonton Main Office
Calgary Main Office
Lethbridge Main Office

780-735-1800
403-943-2295
403-388-6689

Grande Prairie Main Office
Red Deer Main Office
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