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To find this and other project documents, visit BC Lung's website on Radon and Renters at <https://bclung.ca/radon-and-renters>

About our program. The BC Lung Foundation's Healthy Indoor Environments program is focused on providing education, resources, and policy options for addressing priority indoor air pollutants in British Columbia. Canadians spend 90% of their day indoors, with about 70% at home and 20% at work or school. The air we breathe indoors can contain particulates, gases, allergens and fumes that can significantly affect our health in both the short and long term. Knowing the main indoor air pollutants, their sources, and how to reduce them are key to reducing harm to our health. Radon has been identified as the leading environmental carcinogen in Canada. For more information visit our website at <https://bclung.ca/programs-initiatives/healthy-indoor-environments-program>

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Some BC municipalities have standards of maintenance bylaws, which in principle could provide levels of health protection for renters. The British Columbia provincial government has created a guide for Standards of Maintenance Bylaws¹ also created sample Standards of Maintenance bylaw.² These speak to basic health and safety features that are important to renters' well-being, although not as complete as present-day public health advocates might like.

We asked whether local governments have adopted Standards of Maintenance bylaws, and whether any protected for radon.

We reviewed the 62 largest municipalities in BC (representing a vast majority of the population), searching not only explicitly named "Standard of Maintenance" bylaws but others (with names such as "Good Neighbour", "Property", or "Nuisance") that might potentially contain renters' protection. We checked this against radon levels provided in the British Columbia Centre for Disease Control Radon Map.³ The results are provided in Table 1, reproduced below. Most communities in BC that we reviewed do not have any specific maintenance standards for rentals (42 out of 62), and *none* explicitly mention radon.

Clearly, the current system of delegating standards of maintenance to municipalities is not working. Renters are faced with the prospect of going to the Residential Tenancy Branch, and in many cases, facing a lack of clarity over whether the *Residential Tenancy Act* s. 32 provisions on fitness of repair apply to their particular problem.

We were particularly concerned about 14 larger municipalities without any radon protections in bylaws, and in which public radon databases show over five percent of homes tested at or over 200 Bq/m³ – Creston, Fort St. John, Kelowna, Lake Country, Nelson, Penticton, Prince George, Quesnel, Salmon Arm, Summerland, Terrace, Vernon, West Kelowna, and Williams Lake.

As well spell out in more detail in our longer report, *Radon and Renters: Current BC Law and Potential for Reform* we do think municipalities should adopt more robust standards of maintenance bylaws, but a more realistic avenue for change is for the *Residential Tenancy Act* and Regulations be amended to more carefully specify indoor environmental standards, including for radon.

¹ Government of British Columbia, 1996. Standards of Maintenance Guide. <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/somguidevfin.pdf>

² Government of British Columbia, 1996. Standard of Maintenance Bylaw: Sample Bylaw. <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/sombylawvfin.pdf>

³ British Columbia Centre for Disease Control, 2022. Radon Map. <https://bccdc.shinyapps.io/bcradonmap/>

City	Bylaw (most likely to address the issue)	(At least some) substantive health and safety provisions that conceivably might help renters	Radon provisions in bylaw	Percent of homes tested over 200 Bq/m ³ *
Abbotsford	Good Neighbour Bylaw, No. 1256-2003	No	No	2%
Burnaby	No	No	No	0%
Campbell River	Public Nuisance Bylaw 3543, 2014 Consolidated Version	Yes	No	0%
Central Saanich	No	No.	No	0%
Chilliwack	Building Maintenance and Occupancy Standards Bylaw 2010, No. 3733	Yes	No	2%
Coldstream	No	No.	No.	0%
Colwood	No	No.	No.	0%
Comox	Public Nuisance and Property Maintenance Bylaw, No. 1652	No.	No.	0%**
Coquitlam	No.	No.	No.	0%**
Courtenay	Prevention of Public Nuisances Bylaw No. 2804, 2014.	No.	No.	0%**
Cranbrook	No.	No.	No.	4%
Creston	Rental Standards of Maintenance Bylaw, No. 1951	Yes	No.	13%
Dawson Creek	Property Maintenance Bylaw No. 4190, 2013	No.	No	4%
Delta	The Residential Standards of Maintenance Bylaw No. 6262, 2004	Yes	No.	0%**
Esquimalt	Maintenance of Property and Nuisance Regulation Bylaw, 2014, No. 2826	No.	No.	0%
Fort St. John	Property Standards Bylaw No. 2434, 2016	No.	No	6%
Kamloops	Good Neighbour Bylaw No. 49-1, 2017	No.	No	5%
Kelowna	Good Neighbour Bylaw No. 11500	No.	No	23%**
Lake Country	Nuisance Bylaw 857-2013	No.	No	23%**
Langford	No.	No	No	0%
Langley (City)	No.	No	No	0%

Langley (Township)	Community Standards Bylaw 2019 No. 5448	No	No	0% (and insufficient data)
Maple Ridge	Rental Premises Standards of Maintenance Bylaw No. 6550-2008	Yes	No	0%**
Mission	Good Neighbour Bylaw 5524-2015	No	No	0%
Nanaimo	Property Maintenance and Standards Bylaw. 7242	No	No	0%
Nelson	Property Maintenance Bylaw No. 2375, 1990 (Consolidated)	No.	No	34%
New Westminster	Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004	Yes	No	0%**
North Cowichan	No	No	No	Insufficient data
North Saanich	No.	No	No	0%**
North Vancouver (City)	Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931	Yes	No	0%**
North Vancouver (District of)	Standard of Maintenance Bylaw, No. 6917	Yes	No	0%**
Oak Bay	No.	No.	No	0%**
Parksville	Property Maintenance Bylaw No. 1383	No.	No	Insufficient data
Penticton	Good Neighbour Bylaw. 2012-5030	No	No	18%
Pitt Meadows	The Residential Standards of Maintenance Bylaw No. 2686, 2015	Yes	No	0%**
Port Alberni	Property Maintenance Bylaw 2009, No. 4712	No	No	0%
Port Coquitlam	Property Maintenance Bylaw, No 2945	No	No	0%**
Port Moody	No.	No	No	0%**
Powell River	Property and Building Maintenance Bylaw, No.2649, 2021	Yes	No	1%
Prince George	Property Maintenance Bylaw No. 8425, 2012	No	No	30%
Prince Rupert	Business Regulations & Licensing Bylaw, No 3476, 2021	Yes	No	0%
Quesnel	No.	No.	No	6%

Richmond	Rental Premises Standards of Maintenance Bylaw No. 8159	Yes	No	0%**
Saanich	Miminum Property Maintenance Standards Bylaw, 1978	Yes	No	0%**
Salmon Arm	District of Salmon Arm Property Maintenance Bylaw No. 1903	No	No	17%
Sechelt	District of Sechelt, Property Maintenance Bylaw No. 522, 2012	No	No	Insufficient data
Sidney	Unslightly Premises Bylaw, No. 2100	No.	No	0%**
Sooke	No	No	No	insufficient data
Squamish	No	No	No	1%
Summer-land	District of Summerland Good Neighbour Bylaw No. 2021-023	Yes	No	38%
Surrey	Surrey Rental Premises Standards of Maintenance By-law, 2012, No. 17686	Yes	No	0%**
Terrace	Standards of Maintenance Bylaw No. 2017 – 2013	Yes	No	11%
Vancouver	Standards of Maintenance Bylaw, No. 5462	Yes	No	0%**
Vernon	Rental Unit Standard Of Maintenance Bylaw Number 5120, 2008	Yes	No	31%
Victoria	Property Maintenance Bylaw No. 07-050	No	No	0%**
View Royal	Property Maintenance Bylaw No. 512, 2003	Yes	No	0%**
West Kelowna	Good Neighbour Bylaw No. 151	No.	No	23%**
West Vancouver	Good Neighbour Bylaw No. 4380, 2004	No.	No	0%**
Whistler	Property Maintenance Bylaw No. 810, 1990	Yes.	No	1%
White Rock	No	No	No	0%
Williams Lake	Good Neighbour Bylaw, No. 2194, 2014	No	No	6%
TOTALS	62 municipalities	20 with renters protections	Zero with radon protection	14 with over 5%
*based on BCCDC's radon map, as of August 30, 2022 ** based on data provided for larger metropolitan area				