

MLS Building Audit Program - Details

Property Address : 100 JAMESON AVE

Legal Description: PLAN 710 LOT 21 LOT 22 PT LOT 20

Roll No. : 1904021150033000000

Building : 100 JAMESON AVE -- S1407 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 17, 2011

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	11 108485 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Jan-11	24-NOV-11	91.67%
2	Property Standards	11 108759 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Jan-11	21-MAR-11	0.00%
3	Property Standards	11 109348 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jan-11	22-MAR-11	100.00%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 108485 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Jan-11	24-NOV-11	15-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Balcony	Open
2	Guard for exterior metal landing above parking garage ramp has openings of a size that do not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Closed
3	Guards on retaining walls by ramp to parking garage have openings of a size that do not prevent the passage of a sphere having a diameter more than 100 millimetres	North Side of Building	Closed
4	Guards on retaining walls by ramp to parking garage. The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	North Side of Building	Closed
5	Guard for exterior metal landing above parking garage ramp. Guard with a minimum height of 1,070 millimetres has not been provided	North Side of Building	Closed
6	Electrical connection box has no cover exposing wiring.	North Side of Building	Closed
7	Guards on retaining walls by ramp to parking garage are rusted, damaged and missing sections.	North Side of Building	Closed
8	Guard for exterior metal landing above parking garage ramp has deteriorated paint, rust evident.	North Side of Building	Closed
9	Guard at top. The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	South West	Closed
10	Guard with a minimum height of 1,070 millimetres has not been provided.	South West	Closed
11	Handrail broken.	South West	Closed
12	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	South West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 109348 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jan-11	22-MAR-11	23-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Large opening in floor is not protected	Storage Room	Closed
2	Floor in storage room missing drain cover	Storage Room	Closed
3	The electrical connections are not maintained in a safe and complete condition. Electrical conduit is hanging loose	Storage Room	Closed
4	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
5	Door near space 26 has a rotted frame	Underground Parking Area	Closed
6	Exit door near space 26 will not self close and latch	Underground Parking Area	Closed
7	The columns in the parking have efflorescence.	Underground Parking Area	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
9	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Safe exit doors not all painted green	Underground Parking Area	Closed
10	Areas of the walls have efflorescence and finish is flaking	Underground Parking Area	Closed
11	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
13	Pedestrian exit door at north end of parking garage is rotted, has no hardware and will not open	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 108759 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Jan-11	21-MAR-11	8-May-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **22**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Boiler room wall has a large hole around the pipe	Interior of Building	Open
2	Electrical wires in boiler room are not within an electrical box.	Interior of Building	Open
3	Extension cords or other extensions are used as a permanent wiring system.	Interior of Building	Open
4	The ceiling in the corridor of the rear west exit has cracked plaster.	Interior of Building	Open
5	The ceiling in supers office has deteriorated finish	Interior of Building	Open
6	Boiler room ceiling contains holes.	Interior of Building	Open
7	Several emergency light fixtures are broken	Interior of Building	Open
8	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Interior of Building	Open
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Open
10	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Interior of Building	Open
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Open
12	The wall in stairwell just outside boiler room has damaged plaster.	Interior of Building	Open
13	Corridor walls require paint in areas	Interior of Building	Open
14	A section of wall tiles in the laundry room is missing	Interior of Building	Open
15	The 4th floor garbage chute room has damaged plaster.	Interior of Building	Open
16	Stairwell walls have damaged plaster	Interior of Building	Open
17	Corridor walls have plaster damage in areas.	Interior of Building	Open
18	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Interior of Building	Open
19	The concrete floor in the 4th floor east stairwell is rough and the concrete is pitted.	Interior of Building	Open
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Open
21	Stairwell ceilings have damaged plaster.	Interior of Building	Open
22	North exit hallway ceiling has a hole. (Access panel door missing)	Interior of Building	Open

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**