

MLS Building Audit Program - Details

Property Address : 110 MARLEE AVE

Legal Description: PLAN 1493 LOTS 27 TO 32

Roll No. : 1914032130001000000

Building : 110 MARLEE AVE -- N1506 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : June 03, 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 214664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	100.00%
2	Property Standards	11 214665 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	100.00%
3	Property Standards	11 214666 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-11	19-DEC-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 214664 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Broken boards	Roof Of Building	Closed
2	Exterior garbage containment area not screened.		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 214666 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Jun-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. in driveway and parking spaces.	Garage	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
4	The parking or storage garage is used to keep vehicles that are in an inoperative or abandoned condition.	Garage	Closed
5	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed
6	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. Namely; paint color deteriorated.	Garage	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely; Car parts stored in garage	Garage	Closed
8	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
9	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. white and black paint deteriorated in some areas.	Garage	Closed
11	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
12	The electrical connections are not maintained in a safe and complete condition.	Stairway	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 214665 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-11	19-DEC-11	20-Dec-11

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The treads and risors are not being maintained free from defects/hazards.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely glass broken in door.	3rd Floor	Closed
3	Door hardware/devices are not maintained in good repair.	5th Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
5	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
6	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
10	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
11	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
13	Interior door is not a good fit in its frame.		Closed
14	The property is not maintained and/or kept clean in accordance with the standards. Namely storage in room not intended to be used for storage.		Closed

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.**