

**MLS Building Audit Program - Details**

**Property Address :** 123 D'ARCY ST

Legal Description: PLAN D83 PT LOTS 26 TO 28

Roll No. : 1904065520019000000

**Building :** 123 D'ARCY ST. -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** April 08, 2009

**\*\* 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    | 09 136581 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 19-May-09        | 19-JUN-09       | 100.00%    |
| 2   | Property Standards    | 09 138800 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 19-May-09        | 19-JUN-09       | 100.00%    |
| 3   | Property Standards    | 09 146855 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 9-Jun-09         | 09-JUL-09       | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3   | Property Standards    | 09 146855 PRS 00 IV         | PARKING GARAGE/STRUCTURE - DEFECTS | Closed               | 9-Jun-09         | 09-JUL-09       | 30-Sep-09                      |

No. of defects contained within the Order : **15**

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

| Deficiency Details |   |          |        |
|--------------------|---|----------|--------|
| No.                | Violation/Defect  | Location | Status |
| 1                  | The parking or storage garage is used to keep junk or rubbish.  | Garage   | Closed |
| 2                  | The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.  | Garage   | Closed |
| 3                  | The parking or storage garage exit door, that is required to incorporate wired glass panels, does not conform with the requirements of the Ontario Building Code and the Ontario Fire Code.   | Garage   | Closed |
| 4                  | The electrical connections are not maintained in good working order. namely; electrical connections not properly terminated.  | Garage   | Closed |
| 5                  | The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.   | Garage   | Closed |
| 6                  | The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.  | Garage   | Closed |
| 7                  | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.  | Garage   | Closed |
| 8                  | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.   | Garage   | Closed |
| 9                  | 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 |
| 10                 | 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 |
| 11                 | 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.  | Garage   | Closed |
| 12                 | 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 |
| 13                 | The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.   | Garage   | Closed |
| 14                 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.   | Garage   | Closed |
| 15                 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.   | Garage   | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2   | Property Standards    | 09 138800 PRS 00 IV         | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 19-May-09        | 19-JUN-09       | 30-Nov-09                      |

No. of defects contained within the Order : **25**

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

| Deficiency Details |  |                  |        |
|--------------------|--|------------------|--------|
| No.                | Violation/Defect   | Location         | Status |
| 1                  | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.  | Exterior         | Closed |
| 2                  | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.   | Exterior         | Closed |
| 3                  | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height. | North            | Closed |
| 4                  | Exterior lighting fixtures or lamps are not maintained. namely; removed light fixture removed has open junction box.   | North            | Closed |
| 5                  | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; metal work painted surface above windows (lintel) is deteriorated.   | North            | Closed |
| 6                  | The stairs, treads, risers, landing and ramp are not maintained in good repair. namely; concrete is deteriorated and rebar is exposed.   | North            | Closed |
| 7                  | The exterior walls and their components are not being maintained in good repair. namely a few bricks deteriorated/spalling and a few areas require pointing.   | North            | Closed |
| 8                  | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.            | North            | Closed |
| 9                  | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).  | North            | Closed |
| 10                 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.            | North            | Closed |
| 11                 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).  | North            | Closed |
| 12                 | Exterior garbage containment area not screened.  | North            | Closed |
| 13                 | The exterior surface has not been restored. namely; wood panels not protected with paint etc.  | North            | Closed |
| 14                 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.   | Pantry           | Closed |
| 15                 | Driveway(s) and/or similar areas not maintained. namely holes, ruts and deteriorated asphalt.  | Parking Area     | Closed |
| 16                 | Parking space and/or similar areas not maintained. namely holes, ruts and deteriorated asphalt.  | Parking Area     | Closed |
| 17                 | Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent. namely;some areas not properly surfaced.   | Parking Area     | Closed |
| 18                 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust and/or refuse.  | Parking Area     | Closed |
| 19                 | Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.   | Parking Area     | Closed |
| 20                 | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.  | Roof Of Building | Closed |
| 21                 | The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. namely; section of fascia missing.  | Roof Of Building | Closed |

|    |  |                  |        |
|----|--|------------------|--------|
| 22 | The exterior surface has not been restored and/or resurfaced where necessary. namely; wood surfaces at roof.   | Roof Of Building | Closed |
| 23 | Attachment appurtenant to the building is not properly anchored, namely;, loose bracket on wall.   | Roof Of Building | Closed |
| 24 | Down pipe not maintained free from leaks and/or defects. namely; down pipe disconnected.   | Roof Of Building | Closed |
| 25 | The exterior walls and their components are not being maintained in good repair. namely; numerous bricks spalling/ deteriorated and some areas require pointing. | South            | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description          | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 09 136581 PRS 00 IV         | INTERIOR COMMON ELEMENTS - DEFECTS | Closed               | 19-May-09        | 19-JUN-09       | 16-Jun-09                      |

No. of defects contained within the Order : **53**

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

### Deficiency Details

| No. | Violation/Defect   | Location        | Status |
|-----|--|-----------------|--------|
| 1   | The electrical connections are not maintained in good working order. namely; electrical box not covered.   | 1st Floor       | Closed |
| 2   | The floor is not maintained in good repair. namely; there are damaged/deteriorated floor tiles.  | 1st Floor       | Closed |
| 3   | The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).   | 1st Floor       | Closed |
| 4   | Floor and/or floor covering not kept free from marks/stains.   | 1st Floor       | Closed |
| 5   | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.namely floor mats.                                    | 1st Floor       | Closed |
| 6   | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | 1st Floor       | Closed |
| 7   | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | 1st Floor       | Closed |
| 8   | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.  | 2nd Floor       | Closed |
| 9   | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.  | 2nd Floor       | Closed |
| 10  | The electrical connections are not maintained in good working order. namely; loose wiring.   | 2nd Floor       | Closed |
| 11  | Floor and/or floor covering not kept free from marks/stains.   | 2nd Floor       | Closed |
| 12  | The floor is not maintained in good repair. namely; there are damaged/deteriorated floor tiles.  | 2nd Floor       | Closed |
| 13  | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. | 3rd Floor       | Closed |
| 14  | Ceiling not maintained clean.  | 3rd Floor       | Closed |
| 15  | The floor and every appurtenance, surface cover and finish is not maintained. namely; threshold installed not in proper workmanship manner.        | 3rd Floor       | Closed |
| 16  | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.    | 3rd Floor       | Closed |
| 17  | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.  | 3rd Floor       | Closed |
| 18  | Wall(s) not maintained clean.  | 3rd Floor       | Closed |
| 19  | The baseboard heater not maintained clean.   | 3rd Floor       | Closed |
| 20  | Floor and/or floor covering not kept free from marks/stains.   | 3rd Floor       | Closed |
| 21  | Floor and/or floor covering not kept in good repair. namely there are damaged/deteriorated floor tiles.  | 3rd Floor       | Closed |
| 22  | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; doormats                                     | 3rd Floor       | Closed |
| 23  | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.                           | Basement        | Closed |
| 24  | The electrical connections are not maintained in good working order. namely. exposed wiring.   | Basement        | Closed |
| 25  | Floor and/or floor covering not kept in a clean and sanitary condition   | Basement        | Closed |
| 26  | The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;    | Basement        | Closed |
| 27  | The storage room sink is defective.  | Basement        | Closed |
| 28  | Floor and/or floor covering not kept free from rubbish and debris.   | Basement        | Closed |
| 29  | Floor not clean and free from rubbish and debris.  | Electrical Room | Closed |

|    |   |                 |        |
|----|---|-----------------|--------|
| 30 | The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;   | Electrical Room | Closed |
| 31 | The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; stair nosing not in good repair.  | Entranceway     | Closed |
| 32 | The electrical connections are not maintained in good working order. namely; exposed wiring.  | Entranceway     | Closed |
| 33 | The electrical connections are not maintained in good working order. Namely; namely wiring not properly protected.  | Entranceway     | Closed |
| 34 | Exterior door has defective hardware.   | Entranceway     | Closed |
| 35 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. namely; ventilation not complete.  | Laundry Room    | Closed |
| 36 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.   | Laundry Room    | Closed |
| 37 | Wall(s) not maintained clean.   | Laundry Room    | Closed |
| 38 | The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;   | Laundry Room    | Closed |
| 39 | Floor not kept in a clean condition and free from rubbish and debris.   | Mechanical Room | Closed |
| 40 | Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.  | Stairway        | Closed |
| 41 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.  | Stairway        | Closed |
| 42 | The electrical connections are not maintained in good working order. namely; connections exposed.   | Stairway        | Closed |
| 43 | Floor and/or floor covering not in good repair. namely; floor tiles are damaged/deteriorated.   | Stairway        | Closed |
| 44 | Floor and/or floor covering not kept free from marks/stains.  | Stairway        | Closed |
| 45 | Floor and/or floor covering not kept free marks/stains.   | Stairway        | Closed |
| 46 | Floor and/or floor covering not in good repair. namely; floor tiles damaged/deteriorated.   | Stairway        | Closed |
| 47 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.  | Stairway        | Closed |
| 48 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely repairs ongoing on walls and ceiling to be completed.  | Stairway        | Closed |
| 49 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.   | Stairway        | Closed |
| 50 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.   | Stairway        | Closed |
| 51 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.   | Stairway        | Closed |
| 52 | Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.  | Stairway        | Closed |
| 53 | Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Ontario Building Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)). | Stairway        | Closed |

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

|  |          |
|--|----------|
| <b>Active apartment unit related investigation matters (Property Standards only) :</b> | <b>0</b> |
| 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.**