

MLS Building Audit Program - Details

Property Address : 1430 KING ST W

Legal Description: PLAN 454 PT LOTS 40 TO 42 PLAN 1176 PT LOT 5

Roll No. : 1904021240011000000

Building : 1430 KING ST W -- S1406

Report Date : May 11, 2012

Building Audit Date : June 17, 2010

**** 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	10 200037 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jun-10	22-MAY-12	100.00%
3	Property Standards	10 202094 PRS 00 IV	REPORT ORDERS - Window Limiting Device	Expiry Date Extended	25-Jun-10	19-JUN-12	N/A**
4	Property Standards	10 202141 PRS 00 IV	REPORT ORDERS - Satellite Dish	Expiry Date Extended	25-Jun-10	19-JUN-12	N/A**
5	Property Standards	10 202206 PRS 00 IV	REPORT ORDERS - Bird Screens on Balconies	Expiry Date Extended	25-Jun-10	19-JUN-12	N/A**
6	Property Standards	10 203845 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR, ROOF TOP	Closed	25-Jun-10	22-MAY-12	100.00%
7	Property Standards	10 204912 PRS 00 IV	PARKING GARAGE/STRUCTURE - BOILER ROOM - DEFECTS	Closed	25-Jun-10	22-MAY-12	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
7	Property Standards	10 204912 PRS 00 IV	PARKING GARAGE/STRUCTURE - BOILER ROOM - DEFECTS	Closed	25-Jun-10	22-MAY-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely: Floor drain cover is missing.	Boiler Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
4	The electrical receptacle are not maintained in a safe and complete condition. Namely No cover on receptacles and junction boxes.	Boiler Room	Closed
5	The electrical switches are not maintained in good working order. Namely: No covers on electrical switch boxes.	Boiler Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely : used as storage room.	Boiler Room	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely: Section of underground garage used as storage area.	Underground Parking Area	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Storage area door without vent cover	Underground Parking Area	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	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.	Underground Parking Area	Closed
12	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.	Underground Parking Area	Closed
13	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Underground Parking Area	Closed
14	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Underground Parking Area	Closed
15	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
16	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
20	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 203845 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR, ROOF TOP	Closed	25-Jun-10	22-MAY-12	31-May-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	East Side of Building	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	East Side of Building	Closed
3	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.	East Side of Building	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed
5	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Entranceway steps and concrete curb are damaged.	Entranceway	Closed
6	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Cables on exterior wall are not secured.	Exterior Of Building	Closed
7	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. MAInley: Concrete balcony slabs damaged in sections.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Damaged brick.	Exterior Of Building	Closed
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely : hole in wall of elevator shaft room.	Roof Of Building	Closed
11	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: wires and cables are not secured.	Roof Of Building	Closed
12	Roof decks, catwalks and/or related guards are not maintained in good repair. No guards on roof top catwalk.	Roof Of Building	Closed
13	Roof drainage not discharging directly into the building drain. Water ponding on roof top.	Roof Of Building	Closed
14	Ancillary roof structure or supporting member is defective. Roof flashing is lifting in sections	Roof Of Building	Closed
15	Roof drainage not discharging directly into the building drain. Water ponding on rooftop.	Roof Of Building	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
17	Guard with a minimum height of 1,070 millimetres has not been provided around a roof to which access is granted for other than maintenance purposes.	Roof Of Building	Closed
18	All repairs shall ensure that the component repaired can perform its intended function.	South East	Closed
19	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Underground Parking Area	Closed
20	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Underground Parking Area	Closed
21	Driveway(s) and/or similar areas does not afford safe passage. Namely; Underground concrete ramp is damaged.	Underground Parking Area	Closed
22	The grass is not being maintained in a living condition.	Underground Parking Area	Closed
23	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres..	Underground Parking Area	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Fins on ventlation grill are damaged.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 200037 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jun-10	22-MAY-12	31-May-12

No. of defects contained within the Order : **64**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from stains.	1/F	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely: carpet not secured.	1/F	Closed
3	Lighting fixtures or lamps are not maintained.	1/F	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1/F	Closed
5	Exterior door has deteriorated/ineffective weather-proofing. Namely: door not weather-tight.	1/F	Closed
6	Exit door hardware/devices are not maintained in good repair. Namely: door not open fully.	2/F	Closed
7	The protective material for the lighting fixture is not maintained in good repair.	2/F	Closed
8	Floor and/or floor covering not kept free from stains.	2/F	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: by ceiling exit sign in west hallway.	2/F	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3/F	Closed
11	Floor and/or floor covering not kept free from stains.	3/F	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair.	3/F	Closed
13	The exit door is not a good fit in its frame.	3/F	Closed
14	Floor and/or floor covering not kept free from holes.	4/F	Closed
15	The exit door glass pane(s) not maintained in good repair.	4/F	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.	4/F to 5/F	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: ruffling and ripples on carpet.	6/F	Closed
18	Ceiling not maintained free of holes. Namely: ceiling opening cover missing.	6/F	Closed
19	Previously finished wall(s) have marks, graffiti, painted slogans and/or other defacements.	6/F to 7/F	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6/F to 7/F	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6/F to 7/F	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: ruffling and ripples on carpet.	7/F	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7/F	Closed
24	Floor and/or floor covering not kept free from stains.	7/F	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7/F to Roof	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: roof access door paint peeling.	7/F to Roof	Closed
27	Wall(s) not maintained clean.	7/F to Roof	Closed
28	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Basement	Closed
29	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Basement	Closed

30	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
31	The plumbing system is not kept in good working order. Namely: laundry tub not draining well.	Basement	Closed
32	Wall(s) not maintained free of holes, damaged and deteriorated materials. Namely: wall opening cover missing.	Basement	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: wall paint peeling.	Basement	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
36	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
37	Previously finished ceiling in the public area of the property is not maintained in good repair.	Basement	Closed
38	Previously finished ceiling in the public area of the property is not maintained in good repair.	Basement	Closed
39	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
41	The ventilation grille is not regularly cleaned.	Basement	Closed
42	The electrical switches are not maintained in good working order. Namely: switch cover plate not secured.	Basement	Closed
43	Previously finished ceiling is not maintained in good repair. Namely: ceiling paint peeling.	Basement	Closed
44	The plumbing system is not kept in a clean and sanitary condition. Namely: laundry tub not kept clean.	Basement	Closed
45	Ancillary room is not maintained in a clean condition.	Basement	Closed
46	The stairs and walls are not maintained in a clean and/or sanitary condition.	Basement to 1/F	Closed
47	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: wall paint peeling.	Basement to 1/F	Closed
48	The guards and handrails are not maintained in a clean and/or sanitary condition.	East and West Stairway	Closed
49	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.	East and West Stairway	Closed
50	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.	East and West Stairway	Closed
51	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East and West Stairway	Closed
52	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East and West Stairway	Closed
53	Exit is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	East and West Stairway	Closed
54	The closet is not kept in a clean and sanitary condition.	Electrical Closets	Closed
55	The ventilation grille is not kept in good repair. Namely: grille is rusted, defective, not secured and/or obstructed.	Hallway	Closed
56	The ventilation grille is not regularly cleaned.	Hallway	Closed
57	Previously finished ceiling (including moulding) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hallway	Closed
58	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: apartment doors and chute room doors.	Hallway	Closed
59	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hallway	Closed
60	Wall(s) not maintained clean.	Hallway	Closed
61	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: apartment unit entrance threshold.	Hallway	Closed
62	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 110, 206, 207, 301, 402, 404, 504, 606, 710, 711 and other locations.	Hallway	Closed
63	Public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hallway	Closed
64	Previously finished wall(s) have marks, stains, and/or other defacements.	Hallway	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.**