

MLS Building Audit Program - Details

Property Address : 149 ST GEORGE ST

Legal Description: PLAN 578 LOT 27

Roll No. : 1904052100002000000

Building : 149 ST GEORGE ST -- S2003 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : November 25, 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 310616 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-11	04-MAR-11	100.00%
2	Property Standards	10 310619 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-11	04-MAR-11	100.00%
3	Property Standards	10 310627 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Jan-11	04-MAR-11	100.00%
4	Property Standards	10 320671 PRS 00 IV	REPORT ORDERS	Closed	4-Jan-11	07-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
4	Property Standards	10 320671 PRS 00 IV	REPORT ORDERS	Closed	4-Jan-11	07-MAR-11	8-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the condition of the elevators. The report shall clearly indicate the condition of the elevators with reference to the Elevating Devices Act. (Namely: Identifying cause and repair of cab failing to level with floor)	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 310627 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Jan-11	04-MAR-11	14-Feb-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: Shall be coloured green to match the colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck)	Garage	Closed
2	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
3	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Improperly guarded ventilation fan)	Garage	Closed
4	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout parking lot and stalls)	Garage	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 310616 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-11	04-MAR-11	14-Feb-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	Exterior	Closed
2	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.	Exterior	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
4	Height of the guard for exit ramps and landings is less than 1,070 millimeters measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimeters.	Exterior	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	Exterior	Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 310619 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-11	04-MAR-11	14-Feb-11

No. of defects contained within the Order : 18

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Doors that are not free from marks or scratches (repair as required))	1st Floor	Closed
2	The property is not maintained clean in accordance with the standards. (Specifically: Dust and debris located within electrical closets)	2nd Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
4	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout workshop)	Basement	Closed
5	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Closed
6	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
7	The furnace and/or boiler room is not vented to provide combustion air for the heating equipment directly from the outside air.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Missing light lens cover)	Basement	Closed
9	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Entranceway	Closed
10	Door hardware/devices are not maintained in good repair. (Specifically: Stairway exit doors that are not self-closing and/or self-latching (repair as required))	Stairway	Closed
11	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
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
13	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
14	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
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
16	Previously finished walls have marks, and or damage. (Namely: Repair and refinish as required)	Stairway	Closed
17	Ventilation system or unit not regularly cleaned. (Namely: Dirty vent covers)	Throughout Building	Closed
18	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor.	Throughout Building	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.**