

MLS Building Audit Program - Details

Property Address : 155 BALLIOL ST

Legal Description: PLAN M5 LOT 19 LOT 21 LOT 23 LOT 25 LOT 27 PT LOT 17 RP 66R23

Roll No. : 1904103060011000000

Building : 155 BALLIOL ST -- S2208

Report Date : May 11, 2012

Building Audit Date : September 28, 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 285130 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Oct-11	31-MAY-12	30.00%
2	Property Standards	11 285143 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Oct-11	31-MAY-12	40.00%
3	Property Standards	11 285839 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Oct-11	11-APR-12	13.04%

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 285130 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Oct-11	31-MAY-12	16-Jul-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained free from hazards. Namely: On the south side of building adjacent to rock garden across from pool area. Secure concrete slabs on low retaining walls	Exterior	Open
2	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely: Check all satellite dishes on the exterior of building. Make sure they are all properly and safely secured. Satellite dishes mounted on a tripod are accepted as proper installation. A report is required following the inspection of the Satellite dishes.	Exterior Of Building	Closed
3	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.) Namely: Check all air conditioner units, make sure they are properly and safely secured. A report is required following the inspection of the air conditioner units.	Exterior Of Building	Open
4	The electrical connections are not maintained in good working order. Namely: Deteriorated/damaged electrical conduit on the east side of building.	Exterior Of Building	Open
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Balcony guards with vertical members on the sides. Openings are greater than 100 millimetres.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely; Shear walls of building, paint is peeling, refinishing is required.	Exterior Of Building	Open
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Evidence of surface rust on exterior side and frame of exit door on the north-west side of building.	North Front West	Open
8	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. Namely: Provide a window safety device to prevent windows not leading to a balcony to open not more than 100 millimetres.	Throughout Building	Open
9	The electrical fixtures are not maintained in good working order. Namely: North east exit stairway, improper socket on exterior light fixture. To be replaced.		Open
10	The electrical receptacle are not maintained in good working order. Namely: North west exterior exit stairway, exposed wires on corroded electrical fixture.		Closed
11	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing light bulbs on the landscaped light fixtures on the north side of building.		Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Retaining wall guard adjacent to south west exit stairwell.		Open
13	The required guard on top of the retaining wall is not maintained in good repair. Namely: Exterior guard on top of retaining wall is damaged/bent, repairs are required.		Open
14	The front yard of a residential property is landscaped with an unapproved material. Namely: North west landscaped area adjacent to exterior stairwell. A discarded concrete curb stop with a protruding rebar to be removed.		Closed
15	The yards and /or other part of property is not being kept clean and free from accumulation of refuse, litter, garbage and/or other debris. Namely: Inside ventilation grate on the south west side of property. Cleaning is required.		Open
16	The yards and /or other part of property is not being kept clean and free from accumulation of refuse, litter, garbage and/or other debris. Namely: Accumulation of tires and discarded pots on the south side of the property adjacent to screen enclosure.		Closed
17	The exterior surface has not been restored and/or resurfaced where necessary. Namely: North west exit stairwell 2nd level. Refinish wall surface and frame around exit door.		Open

18	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All exit stairwells from underground garage. Evidence of paint peeling, rust stains, deteriorated parging, moisture penetration, on walls and ceiling areas under stairs. Repairs are required.	Open
19	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: South west exit stairwell from underground garage. Openings in the landing guard are greater than 100mm.	Open
20	The floor drain is not maintained in good repair. Namely: Missing floor drain cover in the 2nd level exterior exit stairway.	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 285143 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Oct-11	31-MAY-12	16-Jul-12

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely: All landing/stair guards in the basements levels providing access to the underground garage.	Basement	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: All landing and stair guards in the basement levels providing access to the underground garage.	Basement	Closed
3	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Basement	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Throughout garage, evidence of moisture penetration, exposed corroded reinforcing bars, deteriorated and broken concrete, peeling paint, repairs are required.	Garage	Open
5	The ceilings in the parking or storage garage are not impervious to water. Namely: Near driveway/ramp area, deteriorated soffit with water penetration. Repairs are required.	Underground Parking Area	Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated concrete surface from space 193 to 192.	Underground Parking Area	Open
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Cracks in ledge beam from spaces 215 to 230. 177 to 178. and space 146. Repairs are required.	Underground Parking Area	Open
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated soffit on the intermediate slab near space 29, 136and 137. Repair holes in ceiling near space 57. Repairs required.	Underground Parking Area	Open
9	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
10	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Remove stored bicycles in the underground garage near space 18B.	Underground Parking Area	Open
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Across from space 175. Deteriorated soffit and mould on the ceiling. Repairs are required.	Underground Parking Area	Open
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Near space 181, access cover plates are corroded and needs replacing. Repairs are required.	Underground Parking Area	Closed
13	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
16	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Near space 176. Remove all waste materials and debris including non operative vehicles from the underground garage.	Underground Parking Area	Open
17	The parking or storage garage is used to keep junk or rubbish. Namely: Clean out debris/rubbish from the floor of sprinkler room. Repair caged wire. Remove undue storage.	Underground Parking Area	Open
18	The parking or storage garage is used to keep junk or rubbish. Namely: Clear and clean garage of all debris including tires, carpet and other discarded materials.	Underground Parking Area	Open
19	The parking or storage garage pedestrian exit door is secured in an open position. Namely; Exit door near parking space 5 is not locking properly in door frame. Repairs are required.	Underground Parking Area	Open
20	The floors in the parking or storage garage are not maintained free of dirt. Underground garage floors are required to be power washed. Both levels.	Underground Parking Area	Open

21	The plumbing system is not kept free from leaks or defects. Namely: Repair leaking pipes in Fire Pump room.	Underground Parking Area	Closed
22	The floor drain is not maintained in good repair. Namely: Repair all deteriorated and corroded drain pipes in the underground garage. Including corroded/rusted drain pipe near space 134.	Underground Parking Area	Closed
23	The sign(s) is not being maintained in a good state of repair. Namely: Small exit sign installed incorrectly on column, exposed metal edges, safety hazard. Sign to be replaced.	Underground Parking Area	Open
24	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	Open
25	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 door green near space 134.	Underground Parking Area	Closed
26	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.	Underground Parking Area	Open
27	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. Namely: Near space 163, Secure the grate/guard for the mechanical ventilation fan. Provide housing around all ventilation fans where required.	Underground Parking Area	Closed
28	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated concrete surface from space 184 to 185. Also near spaces 126, 241 to 243. Wall areas where the wall surface has deteriorated with rust stains, moisture penetration, and peeling paint should be repaired.	Underground Parking Area	Open
29	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated mortar joints on wall at space 65.	Underground Parking Area	Open
30	Guard is less than 1,070 millimetres high. Namely: Landing guard height in the basement levels.		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 285839 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Oct-11	11-APR-12	25-Jul-12

No. of defects contained within the Order : **69**

No. of defects that remain outstanding : **60**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Open
2	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely bent handrail.	4th Floor	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated caulking.	5th Floor	Open
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided, namely missing handrail.	8th Floor	Open
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	8th Floor	Open
6	Ceiling and floor not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Open
7	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely unsecured handrail.	12th Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely unsecured garbage chute frame.	14th Floor	Open
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely unsecured handrail.	15th Floor	Closed
10	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	16th Floor	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Basement	Open
12	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
15	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.	Boiler Room	Open
16	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.	Boiler Room	Substantially Com
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely unsecured and exposed wires.	Electrical Room	Open
20	Door hardware/devices are not maintained in good repair, namely unsecured and defective latching/locking hardware.	Exit	Open
21	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover.	Front	Open
22	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Ground Floor	Open
23	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Open
24	The ventilation system or unit is not regularly cleaned.	Laundry Room	Open
25	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
26	The property is not maintained and/or kept clean in accordance with the standards, namely debris and lint behind appliances.	Laundry Room	Closed

27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated and peeling finish.	Office	Open
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
29	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
30	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Throughout Building	Open
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged doors, and latching hardware.	Throughout Building	Open
32	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
33	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
34	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
35	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
36	Exit, 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.	Throughout Building	Open
37	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Open
38	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged lens covers.	Throughout Building	Open
39	The lighting fixture is not maintained in a clean condition, namely light fixture covers.	Throughout Building	Open
40	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices.	Throughout Building	Open
41	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire dampers.	Throughout Building	Open
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, broken and/or missing wall tiles.	Throughout Building	Open
43	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	Throughout Building	Open
44	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Closed
45	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely storage of bikes and parts.	Throughout Building	Open
46	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Open
47	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
48	The electrical receptacles and switches are not maintained in a safe and complete condition, namely missing and/or damaged cover plates.	Throughout Building	Open
49	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Open
50	The property is not maintained and/or kept clean in accordance with the standards, namely debris and undue storage.	Throughout Building	Open
51	The floor drain is not maintained in good repair, namely missing drain covers.	Throughout Building	Open
52	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged and deteriorated storage locker cages.	Throughout Building	Open
53	Adequate ventilation has not been provided, namely ventilation system not operating at all times, 24/7.	Throughout Building	Open
54	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
55	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.	Throughout Building	Open
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged baseboards.	Throughout Building	Open
57	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboards.	Throughout Building	Open
58	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured, damaged and/or missing ceiling access panel doors.	Throughout Building	Open
59	Door hardware/devices are not maintained in good repair, namely defective self closing devices.	Throughout Building	Open
60	The ventilation system or unit is not regularly cleaned.		Open

61	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments, namely exit door not openable.		Open
62	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely exposed ceiling hatch.		Open
63	Adequate ventilation has not been provided.		Open
64	The electrical receptacle are not maintained in a safe and complete condition, namely missing covers.		Open
65	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated finish.		Open
66	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and peeling finish.		Open
67	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured access panel doors.		Open
68	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Open
69	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		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.**