

MLS Building Audit Program - Details

Property Address : 1560 BATHURST ST

Legal Description: PLAN 875 PT BLK C PT LOTS 20 & 21

Roll No. : 1914011060042000000

Building : 1560 BATHURST ST -- S2105

Report Date : May 11, 2012

Building Audit Date : July 29, 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 249548 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	8-Aug-11	04-JUN-12	84.00%
2	Property Standards	11 249915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	8-Aug-11	04-JUN-12	14.29%
4	Property Standards	11 253018 PRS 00 IV	REPORT ORDERS WINDOW LIMITING DEVICES	Expiry Date Extended	11-Aug-11	06-JUN-12	N/A**
5	Property Standards	11 253042 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	11-Aug-11	06-JUN-12	0.00%
6	Waste	11 249204 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	8-Aug-11	07-SEP-11	N/A**

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
2	Property Standards	11 249915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extension	8-Aug-11	04-JUN-12	30-May-12

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

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: Concrete window sills are damaged.	East	Open
2	Height of the guard for exit ramps and landings is less than 1,070 millimetres 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 millimetres.	Front	Open
3	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.	Front	Open
4	Height of the guard for exit ramps and landings is less than 1,070 millimetres 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 millimetres.	North	Open
5	The electrical fixtures are not maintained in good working order.	South East	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
7	The retaining wall is not being maintained in good repair.	Stairway	Open
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Opening at bottom of Guard/Handrail is more than 100 millimetres.	Stairway	Open
9	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Concrete riser is damaged.	Stairway	Open
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Underground Parking	Open
11	Height of the guard for exit ramps and landings is less than 1,070 millimetres 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 millimetres.	Underground Parking	Open
12	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	Open
13	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on fence on lane side.	West	Closed
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation housing is damaged and paint is chipped and peeling.	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 253042 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	11-Aug-11	06-JUN-12	30-May-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically drain covers are missing by parking stall 8-9 and 24-25	Underground Parking Area	Open
3	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.	Underground Parking Area	Open
4	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Underground Parking Area	Open
5	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
6	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
7	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
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Open
9	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white paint requires refreshing	Underground Parking Area	Open
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically the white paint requires refreshing	Underground Parking Area	Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically the ceiling has concrete damage present by parking stall 21-22 and 9-8	Underground Parking Area	Open
12	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
14	The parking or storage garage is used to keep junk or rubbish. Specifically there is an accumulation of junk and rubbish [wood pieces, speakers, etc.] throughout the parking area	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 249548 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extension	8-Aug-11	04-JUN-12	30-May-12

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

No. of defects that remain outstanding : **4**

Deficiency Details

No.	Violation/Defect	Location	Status
1	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely: Handrail missing in sections.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: torn carpet at seam.	1st Floor	Closed
3	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
4	The electrical switches are not maintained in good working order. Namely: Electrical switch plate is damaged.	Basement	Closed
5	The property has not been repaired in accordance with the standards. Namely: Used as storage room.	Basement	Closed
6	The property has not been repaired in accordance with the standards. Namely: Clean up, clear and organize.	Basement	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: No grill cover on exhaust fan.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
11	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
16	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
17	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.	Landings	Open
18	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
19	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
20	The roof or one of its components is not weather tight. Namely: Shingles and Facia Board on Roof access are damaged.	Penthouse	Open
21	Exterior door is not maintained in good repair. Namely: Steel cladding on door is damaged and rusted.	Penthouse	Open
22	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Bricks are damaged and spalling, top course is damaged.	Roof Of Building	Open
23	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Stairway	Closed
24	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

25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
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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.**