

MLS Building Audit Program - Details

Property Address : 1570 LAWRENCE AVE W

Legal Description: PLAN 5082 PT BLK D

Roll No. : 1908022570014000000

Building : 1570 LAWRENCE AVE W -- W1202 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : September 28, 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 268197 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	26-AUG-11	100.00%
2	Property Standards	10 268903 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	25-MAR-11	100.00%
6	Property Standards	10 284223 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Oct-10	05-AUG-11	100.00%
7	Property Standards	10 284498 PRS 00 IV	PARKING GARAGE/STRUCTURE - SERVICE ROOMS	Closed	27-Oct-10	05-JUL-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
2	Property Standards	10 268903 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	25-MAR-11	25-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The accessory building is not constructed and/or maintained in good repair. Garage space 30-31, door header is sagging.	Accessory Building	Closed
2	The roof or one of its component is not free from leaks. Row garage roof is leaking, tarp on garage ceiling at parking spot # 21,23, 28, 30, 35, 51, 52.	Accessory Building	Closed
3	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. West side of row garage.	Accessory Building	Closed
4	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Tree branches, near parking spot # 12, without foliage.	Parking Area	Closed
5	Exterior garbage containment area not screened.	Parking Area	Closed
6	Driveway(s) and/or similar areas not maintained. Concrete ramp to underground garage is cracked with pot holes.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 284498 PRS 00 IV	PARKING GARAGE/STRUCTURE - SERVICE ROOMS	Closed	27-Oct-10	05-JUL-11	7-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically waste accumulation behind domestic hot water heaters	Boiler Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically handrails/treads not properly secured	Boiler Room	Closed
4	The floor drain is not maintained in good repair. Specifically cover missing on sump pit	Boiler Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
6	The floor and every appurtenance, surface cover and finish is not maintained. Specifically minor concrete damage at doorway to exterior	Compactor Room	Closed
7	The plumbing system is not kept free from leaks or defects. Specifically damaged insulation on pipes	Compactor Room	Closed
8	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire stopping missing by door	Meter Room	Closed
9	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically grill on wall vent deteriorated/missing	Meter Room	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 284223 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Oct-10	05-AUG-11	5-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage does not have a designated safe-exit route. Specifically additional signage required	Underground Parking Area	Closed
2	The electrical receptacle are not maintained in good working order. Specifically outlet by parking stall 60 required to be secured	Underground Parking Area	Closed
3	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. Specifically sensing device missing/not working	Underground Parking Area	Closed
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
5	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically columns require paint to be refurbished	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically deteriorated white paint on ceiling	Underground Parking Area	Closed
7	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
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically grill missing/damaged by parking stall 69 and drive isle by parking stall 86	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. Specifically black paint to be refurbished and up to the 2 foot level	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white wall paint requires refreshing.	Underground Parking Area	Closed
11	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.	Underground Parking Area	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. Specifically addition signage required	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 268197 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	26-AUG-11	26-Aug-11

No. of defects contained within the Order : **48**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Wall(s) not maintained clean.	1/F Caretaker Room	Closed
2	Interior door, frame, and/or hardware not maintained in good repair. Namely: door not closing properly.	1/F Centre Hallway	Closed
3	The ventilation system or unit is not kept in good repair. Namely: vent grille is not secured.	1/F East Storage Room	Closed
4	Ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: telephone box cover is missing.	1/F East Storage Room	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F East Storage Room	Closed
6	Previously finished surface (ceiling) is not maintained in good repair.	1/F Emergency Panel Room	Closed
7	The property has not been repaired in accordance with the standards. Namely: garbage chute door not in good working condition.	1/F Garbage Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Hydro Meter Room	Closed
9	The ventilation system or unit is not kept in good repair: Namely: vent grille is missing.	1/F Hydro Meter Room	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Laundry Room	Closed
11	Window that is capable of being opened has no screen.	1/F Laundry Room	Closed
12	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	1/F Lobby	Closed
13	Emergency contact sign does not indicate the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	1/F Lobby	Closed
14	Previously finished wall(s) is not maintained in good repair.	1/F Office	Closed
15	The stairs, treads, risers, and/or other appurtenant attachments are not maintained in good repair. Namely: protective finish not maintained.	1/F to 2/F East Stairway	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F to 2/F East Stairway	Closed
17	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	2/F East Storage Room	Closed
18	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	2/F West Storage Room	Closed
19	The electrical switches are not maintained in a safe and complete condition. Namely: switch cover plate missing.	3/F East Storage Room	Closed
20	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	3/F East Storage Room	Closed
21	The property has not been repaired in accordance with the standards. Namely: garbage chute door not in good working condition.	3/F Garbage Room	Closed
22	Door not maintained in good repair. Namely: door decorative trimming defective.	3/F Hallway	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition and not kept free from stains.	3/F Hallway	Closed
24	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	4/F East Storage Room	Closed
25	Previously finished wall(s) is not maintained in good repair.	4/F Garbage Room	Closed
26	The property has not been repaired in accordance with the standards. Namely: garbage chute door not in good working condition.	4/F Garbage Room	Closed
27	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	4/F Hallway	Closed

28	Door not maintained in good repair. Namely: door decorative trimming defective.	4/F Hallway	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition and not kept free from stains.	4/F Hallway	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4/F West Storage Room	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	5/F East Storage Room	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition, and not kept free from stains.	5/F Hallway	Closed
33	Door not maintained in good repair. Namely: door decorative trimming defective.	5/F Hallway	Closed
34	Previously finished wall(s) have marks, graffiti, and/or other defacements.	5/F Meter Room	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6/F East Stairway	Closed
36	The electrical switch is not maintained in a safe and complete condition. Namely: switch cover plate missing.	6/F East Storage Room	Closed
37	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	6/F East Storage Room	Closed
38	The property has not been repaired in accordance with the standards. Namely: garbage chute door not in good working condition.	6/F Garbage Room	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6/F West Storage Room	Closed
40	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	East Stairway	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
42	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.	Hallway	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallway	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Meter Room, Emergency Panel Room, Caretaker Room, etc.	Service Room	Closed
45	Lighting in a service room is provided at less than 200 lux. Namely: Meter Room, Emergency Panel Room, Caretaker Room, etc.	Service Room	Closed
46	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.	Stairway	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
48	Lighting in a storage room is provided at less than 50 lux.	Storage Room	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.**