

MLS Building Audit Program - Details

Property Address : 15 DUNDONALD ST

Legal Description: CON 1 FB PT PARK LOT 8 PLAN 250E PT LOTS 44 TO 48

Roll No. : 1904068290039000000

Building : 15 DUNDONALD ST -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 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	Fence	10 125178 FEN 00 IV	FENCING INVESTIGATION	Closed	4-Mar-10	02-JUL-10	100.00%
2	Property Standards	10 123668 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-10	02-JUN-10	100.00%
3	Property Standards	10 124244 PRS 00 IV	INTERIOR COMMON Handrails	Closed	4-Mar-10	02-JUN-10	100.00%
4	Property Standards	10 124308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-10	30-JUL-11	100.00%
7	Property Standards	10 125108 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Mar-10	30-JUN-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
3	Property Standards	10 124244 PRS 00 IV	INTERIOR COMMON Handrails	Closed	4-Mar-10	02-JUN-10	30-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	24th Floor	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.	24th Floor	Closed
3	Handrail where guard is required on landing is less than the maximum height of 1,070 mm	24th Floor	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	24th Floor	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 124308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-10	30-JUL-11	5-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balconies	Closed
2	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects.	East	Closed
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	East	Closed
4	The exterior walls and their components are not being maintained in good repair , namely : Spalling Bricks	East	Closed
5	Driveway(s) and/or similar areas not maintained.	Front	Closed
6	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.	Throughout Building	Closed
7	The supplied facility on the property is not maintained so that it will function safely, namely: Rust on card reader box	West	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 125108 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Mar-10	30-JUN-11	26-Sep-11

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
2	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Garage	Closed
3	The required exit door(s) through which a person must pass through or pass by from the first required exit door to the outside of the building, except the lockable entrance door and the door opening directly to the outside, does not incorporate wired glass panels over fifty percent (50%) of their surfaces.	Garage	Closed by PS Con
4	The electrical fixtures are not maintained in a safe and complete condition, namely : Missing cover plates	Garage	Closed
5	The electrical fixtures are not maintained in good working order	Garage	Closed
6	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.	Garage	Closed
7	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.	Garage	Closed
8	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Garage	Closed
9	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
10	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.	Garage	Closed
11	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Garage Area	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 123668 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-10	02-JUN-10	26-Sep-11

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the Superintendants office of the property is not maintained in good repair. Namely: peeling paint on wall.	1st Floor	Closed
2	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Clean and clear all debris, discarded materials and appliances from Sauna Area.	1st Floor	Closed
3	The ventilation system or unit is not regularly cleaned. Namely: Ceiling vent needs cleaning in front of garbage compactor room.	1st Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated surface paint finish on the ceiling. West side, Move in Area.	1st Floor	Closed
5	Lighting in a storage room is provided at less than 50 lux. Namely: Illumination in the Move in Area is below the required 50 Lux. Upgrading is required.	1st Floor	Closed
6	Lighting in a storage room is provided at less than 50 lux. Namely: Garbage compactor storage room, lighting is below the required 50 Lux. Upgrading is required.	1st Floor	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely: Electrical Fixture. Hallway Light bulb is flickering near unit 710.	7th Floor	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Baseboard. Missing carpet on wall near unit 1206	12th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Broken tile around ashtray on wall near elevator. Also replace missing wall tiles near elevator. 2nd flr.	14th Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall. Concrete block is missing.	Basement	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: All discarded materials including closet doors, partitions, plywood stored in the basement stairwells and locker room corridor floor areas are required to be removed.	Basement	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling vent cover missing in Gymnasium.	Basement	Closed
13	Lighting in a service room is provided at less than 200 lux. Namely: Sprinkler Room.	Basement	Closed
14	Extension cords or other extensions are used as a permanent wiring system. Namely: Electrical extension cords used as permanent wiring in boiler room.	Basement	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely: Remove hanging electrical wires from telephone room.	Basement	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely: Loose/hanging electrical wires on the floor and walls. Also electrical cover plates are missing.	Boiler Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plates are missing.	Electrical Room	Closed
18	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely: Elevator (Car 2) floor light buttons are broken. #1, #14, #15 & #18. Repairs are required.	Elevator	Substantially Com
19	Elevator Service Room is not maintained in a clean condition. Namely: Clean and clear all debris/discarded materials. Replace missing door covers onto Elevator mechanical cabinets.	Elevator Service Room	Closed
20	The electrical fixtures are not maintained in good working order. Namely: Exit sign light is not secured properly to wall.	Hall	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Hallway carpet is stained and needs cleaning on several floors.	Hall	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Hallway exit door is not closing properly on the east side.	Hall	Closed

23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixtures missing protective lens cover.	Hall	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mat in front of unit 608. Trip Hazard.	Hall	Closed
25	The electrical fixtures are not maintained in a safe and complete condition. Namely: Emergency Exit light fixture is not secured properly to wall.	Hall	Closed
26	The electrical connections are not maintained in a safe and complete condition. Namely: Replace missing cover plate on wall.	Laundry Room	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling tile. repairs required.	Laundry Room	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor drain cover is not secured to floor.	Laundry Room	Closed
29	Interior lighting fixtures or lamps are not maintained. Namely: Hanging light fixture. Not properly connected.	Locker Room	Closed
30	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plates missing on the wall and ceiling in the locker area.	Locker Room	Closed
31	The plumbing system is not kept free from leaks or defects. Namely: Plumbing leak from pipe in the locker room.	Locker Room	Closed
32	The Locker room adjacent to sump pump area is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all discarded materials and boxes that are not in use.	Locker Room	Closed
33	The floor and every appurtenance, surface cover and finish is not maintained. Namely: surface landing area requires repainting in the east stairway. Between 7th and 6th floor.	Stairway	Closed
34	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. Namely: Lighting in the stairways is below the required 50Lux. Upgrading is required.	Stairways	Closed
35	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor areas in the electrical rooms need cleaning. Also holes in the floor and ceiling must be repaired. Including 19th & 15th flr.	Throughout Building	Closed
36	Adequate ventilation has not been provided. Namely: Check ventilation supply of fresh air in the Hallways. Some vents are not supplying enough air.	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.