

MLS Building Audit Program - Details

Property Address : 161 ST GEORGE ST

Legal Description: PLAN M6 LOT 49 PT LOT 48

Roll No. : 1904052180002000000

Building : 161 ST GEORGE ST -- S2003 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : November 29, 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 305525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-10	30-JUN-11	100.00%
2	Property Standards	10 305604 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-10	30-JUN-11	100.00%
3	Property Standards	10 305768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Dec-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 305768 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Dec-10	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Material being stored on the ground	Parking Area	Closed
2	The door for storage room within parking garage has broken glass.	Parking Area	Closed
3	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.	Parking Area	Closed
4	The ducts for ventilation system are damaged.	Parking 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 305604 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-10	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	Exterior Of Building	Closed
3	Exterior wall at north entrance to parking garage has spalling bricks	Exterior Of Building	Closed
4	Several balconies have cracked glass panels.	Exterior Of Building	Closed
5	Concrete stairs at north entrance to parking garage has loose concrete	Exterior Of Building	Closed
6	Exterior door is not maintained in good repair.	Exterior Of Building	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.	Exterior Of Building	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 305525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-10	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The wall in locker room beside locker 37 has damaged plaster.	Interior of Building	Closed
2	The elevator does not stop flush with the floor	Interior of Building	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Interior of Building	Closed by PS Con
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
5	Electrical box in electrical room is not provided with a cover.	Interior of Building	Closed
6	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.	Interior of Building	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.	Interior of Building	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.	Interior of Building	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of 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.**