

MLS Building Audit Program - Details

Property Address : 1660 BATHURST ST

Legal Description: PLAN M514 E PT BLK N

Roll No. : 1914013070016000000

Building : 1660 BATHURST ST -- S2102 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : September 27, 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 283569 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-11	04-APR-12	100.00%
2	Property Standards	11 283919 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-11	04-APR-12	100.00%
3	Property Standards	11 284797 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-11	11-JUN-12	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	11 283919 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-11	04-APR-12	5-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; stair nosings defective and or missing throughout building.	Stairway	Closed
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
7	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
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained in good repair. Namely; tile grout broken/cracked.	Stairway	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
11	The electrical switches are not maintained in a safe and complete condition. NAMELY; LIGHT SWITCH NOT INSTALLED IN A CORRECT RECTANGULAR SURFACE (HANDY) BOX WITH CORRECT (STEEL) COVER PLATE.		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 284797 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-11	11-JUN-12	12-Jun-12

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Furnace Room	Closed
2	Lighting in a garage is provided at less than 50 lux.	Garage	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.	Garage	Closed
4	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
5	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
6	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.	Garage	Closed
7	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
9	The parking or storage garage walls painted surface is not maintained reasonably clean.	Garage	Closed
10	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Garage	Closed
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	garage	Closed
12	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 283569 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-11	04-APR-12	5-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; CONCRETE BROKEN	Front East	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. NAMELY; BRICK MORTAR DETERIORATED	Front East	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. NAMELY; BROKEN CONCRETE	Front East	Closed
4	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; BROKEN CONCRETE	Front East	Closed
5	The light fixture is not kept in good repair and in good working order.	Front East	Closed
6	The tree, which is located on the property is dead and has not been removed.	North	Closed
7	The exterior walls and their components are not being maintained in good repair.	North	Closed
8	Exterior garbage containment area not screened.	North	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	SOUTH	Closed
10	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; CONCRETE SUNKEN AND BROKEN	South	Closed
11	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	South	Closed
12	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.	South	Closed
13	Equipment/attachment appurtenant to the building is not properly anchored, namely, the CABLE TV WIRE.	South	Closed
14	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard measuring 1070 millimeters on the open side where access is provided.	South	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South	Closed
16	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South	Closed
17	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South	Closed
18	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South	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.**