

**MLS Building Audit Program - Details**

**Property Address :** 1747-1755 JANE ST

Legal Description: PLAN 2525 PT BLK A

Roll No. : 1908022300050000000

Building : 1755 JANE ST -- W1203 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** September 21, 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 281431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-11	26-APR-12	100.00%
2	Property Standards	11 282171 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-11	28-NOV-11	100.00%
3	Property Standards	11 282241 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Sep-11	28-NOV-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	11 282171 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-11	28-NOV-11	29-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. The exterior wall of the elevator room has broken concrete and reinforcement bars are exposed.	Exterior Of Building	Closed
2	Exterior concrete surfaces on east wall of building have deteriorated paint	Exterior Of Building	Closed
3	The exterior surface of the building shall be maintained free of stains. Concrete balconies on west wall of building are stained.	Exterior Of Building	Closed
4	Exterior concrete surface at north entrance to parking garage has deteriorated paint	Exterior Of Building	Closed
5	Junction box at exterior south entrance to parking garage not provided with a light	Exterior Of Building	Closed
6	Handrail at north west entrance to parking garage is loose.	Exterior Of Building	Closed
7	Handrail is not provided for exterior entrance to parking garage	Exterior Of Building	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 282241 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Sep-11	28-NOV-11	29-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Interior of Garage	Closed
2	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Toyota Camry with flat tires, expired plates and is full of waste.	Interior of Garage	Closed
3	Storage rooms within garage contain waste material	Interior of Garage	Closed
4	South west exit door from parking garage will not self latch	Interior of Garage	Closed
5	Junction box at space 10 not provided with a cover	Interior of Garage	Closed
6	Junction box at space 117 not provided with a cover.	Interior of Garage	Closed
7	Room at space 73 has a junction box without a cover.	Interior of Garage	Closed
8	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.	Interior of 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.	Interior of Garage	Closed

10	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.	Interior of Garage	Closed
11	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.	Interior of Garage	Closed
12	The walls in the parking or storage garage are not impervious to water. Water present in south west corner of parking garage.	Interior of Garage	Closed
13	Previously painted concrete surfaces in room at space 88 have deteriorated paint	Interior of Garage	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Garage	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 281431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-11	26-APR-12	29-Nov-11

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light fixture in boiler room is hanging by it's wires.	Boiler Room	Closed
2	Material being stored in sprinkler room	Interior of Building	Closed
3	Light fixture in storage room 1 is hanging loose.	Interior of Building	Closed
4	The wall in 3rd floor storage room has partially unfinished wall and broken shelf	Interior of Building	Closed
5	The wall in storage room 1 has efflorescence.	Interior of Building	Closed
6	The ventilation system or unit is not regularly cleaned. Ventilation covers are dirty.	Interior of Building	Closed
7	The 4th floor north stairwell door has loose hardware	Interior of Building	Closed
8	The doors in north stairwell at PH level and 5th floor will not latch.	Interior of Building	Closed
9	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
10	8th floor wall in north stairwell has broken plaster	Interior of Building	Closed
11	Several garbage chute rooms have missing wall tiles	Interior of Building	Closed
12	Finish on wall in main lobby has missing paint	Interior of Building	Closed
13	Wall surface at apt 603 is stained.	Interior of Building	Closed
14	2nd floor garbage chute does not have a fire damper.	Interior of Building	Closed
15	The 4th floor garbage chute does not have a fire damper.	Interior of Building	Closed
16	Several garbage chute doors will not self close.	Interior of Building	Closed
17	2nd floor wall near garbage chute room is stained	Interior of Building	Closed
18	Material being stored in moving room	Interior of Building	Closed
19	Material being stored outside of individual lockers.	Interior of Building	Closed
20	Material being stored in electrical room	Interior of Building	Closed
21	Ceiling in storage room 1 has efflorescence.	Interior of Building	Closed
22	Stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
23	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
24	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Interior of Building	Closed
25	The 5th floor north stairwell handrail is loose.	Interior of Building	Closed
26	The south stairwell handrail at main floor is loose	Interior of Building	Closed
27	The light fixture in elevator room is missing it's cover.	Roof Of Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**