

MLS Building Audit Program - Details

Property Address : 17 LASCELLES BLVD

Legal Description: PLAN 288 PT LOT 12 PLAN 63R-4248 PART 3 & 14 TO 24 31 & 32

Roll No. : 1904111410032000000

Building : 17 LASCELLES BLVD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 11, 2009

**** 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	09 133357 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	15-NOV-10	100.00%
2	Property Standards	09 134295 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-09	15-JUN-10	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	09 134295 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-09	15-JUN-10	15-Jun-10

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East	Closed
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East	Closed
3	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East	Closed
4	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East	Closed
5	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East	Closed
6	The required handrail is not installed/maintained to comply with the Ontario Building Code, namely; The required handrail is not fully provided.	East	Closed
7	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	East	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the stair landing is less than 1070 mm (42 inches) in height.	East	Closed
9	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.(42 inches)	East	Closed
10	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East	Closed
11	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	North	Closed
12	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing, is less than 1070 mm (42 inches) in height.	North	Closed
13	The required guard(s) are not installed to comply with the Ontario Building Code, namely; The required guard on the landing, is not provided (the minimum guard height shall be 1070 mm (42 inches)).	North	Closed
14	The required handrail(s) are not installed to comply with the Ontario Building Code, namely; The required handrails are not provided.	North	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	North	Closed
16	The required handrail is not installed/maintained to comply with the Ontario Building Code, namely; The required handrail for the stairs are not provided.	South	Closed
17	Exterior door has defective hardware.	West	Closed

18	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the wire conduit is defective.	West	Closed
19	The required handrail is not installed to comply with the Ontario Building Code, namely; The required handrail for the stairs is not provided.	West	Closed
20	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	West	Closed
21	The ventilation grill is rusted.	West	Closed
22	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 133357 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	15-NOV-10	20-Jan-11

No. of defects contained within the Order : **42**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	2nd Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	8th Floor	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	9th Floor	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	10th Floor	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	11th Floor	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12th Floor	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	14th Floor	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	15th Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	16th Floor	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	17th Floor	Closed
18	The ventilation system or unit is not regularly cleaned. namely; the vent grill.	Basement	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
20	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
30	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; but not limited to the lighting in the boiler room (200 lux req), garbage storage room(50 lux req), recycling room(50 lux req), electrical room(200 lux req), laundry room(200 lux req) and locker rooms(50 lux req) does not meet the requirements as set out in the Ontario building code requirement.	Building	Closed
31	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
32	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; The interior lighting in the garbage chute rooms does not meet the requirement as set out in the Ontario Building Code.	Hall	Closed
33	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Lobby	Closed
34	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
35	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
36	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the stair landings, are less than 1070 mm (42 inches) in height.	Stairway	Closed
37	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
38	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
39	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.(water seepage evident)	Stairway	Closed
41	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
42	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	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.**