

MLS Building Audit Program - Details

Property Address : 2100 BATHURST ST

Legal Description: PLAN 1850 LOTS 145 & 147 LOTS 190 & 191

Roll No. : 1904113120012000000

Building : **2100 BATHURST ST -- S2101**

Report Date : May 11, 2012

Building Audit Date : November 15, 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 310786 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	30-Nov-11	27-JUL-12	64.29%
2	Property Standards	11 310789 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	30-Nov-11	27-JUL-12	36.36%
3	Property Standards	11 312269 PRS 00 IV	REPORT ORDERS - WINDOW A/C	Expiry Date Extended	30-Nov-11	27-JUL-12	N/A**
4	Property Standards	11 312337 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS, B-2, Boiler Room	Expiry Date Extended	30-Nov-11	27-JUL-12	66.67%
5	Property Standards	11 312426 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	30-Nov-11	27-JUL-12	12.50%

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
5	Property Standards	11 312426 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	30-Nov-11	27-JUL-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps not maintained.	East Side of Building	Open
2	Exterior landing not maintained.	East Side of Building	Open
3	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	East Side of Property	Open
4	The exterior walls and their components are not being maintained in good repair. Namely: Sections of brick and concrete wall are delaminated and damaged.	Exterior Of Building	Closed
5	Driveway(s) and/or similar areas does not afford safe passage. Namely; Catch Basin is damaged.	West Side of Building	Open
6	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	West Side of Property	Open
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.	West Side of Property	Open
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 310789 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	30-Nov-11	27-JUL-12	31-May-12

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

No. of defects that remain outstanding : **7**

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. Namely: some lighting fixtures not protected.	Underground Parking Area	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: by parking stall #6.	Underground Parking Area	Open
3	The parking or storage garage ceiling is not painted white. Namely: sections of ceiling not painted white.	Underground Parking Area	Open
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
5	The parking or storage garage is used to keep junk or rubbish. Namely: improper storage and retention of materials.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: by parking stall #27.	Underground Parking Area	Open
7	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. Namely: north exit door.	Underground Parking Area	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
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.	Underground Parking Area	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. Namely: all exit doors.	Underground Parking Area	Open
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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 312337 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS, B-2, Boiler Room	Expiry Date Exten	30-Nov-11	27-JUL-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely: Vent Shaft to be cleaned.	Boiler Room	Open
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
3	The plumbing system is not kept in good working order. Namely: No floor cover on sump pump.	Boiler Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Open
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
6	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
7	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Boiler Room	Open
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: No cover on coal chute located in wall.	Boiler Room	Closed
9	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.	Boiler Room	Open
10	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Storage Locker door not secured.	Laundry Room	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 310786 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	30-Nov-11	27-JUL-12	31-May-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **10**

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.	1/F Fire Room	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Fire Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Garbage Room	Closed
4	Communication system identifies the tenant by unit number.	1/F Lobby	Closed
5	Mailbox or mail receptacle is not maintained in good repair.	1/F Lobby	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Lobby	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F North Caretaker Room	Closed
8	Door is not a good fit in its frame.	2/F North Stairway	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2/F North Storage Room	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4/F North Storage Room	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B Level	Closed
12	Door hardware/devices are not installed. Namely: door not locked.	B Level	Closed
13	Door is not a good fit in its frame.	B Level	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles defective.	B Level	Open
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B to B2 Level	Closed
16	Door is not a good fit in its frame.	B2 Level	Closed
17	Lighting in a storage room is provided at less than 50 lux.	B2 Level	Closed
18	Locker door not maintained in good repair. Namely: door by water meter.	B2 Level	Closed
19	Lighting in a laundry room is provided at less than 200 lux.	B2 Level	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B2 Level	Closed
21	Handrails on both sides of stair 1, 100mm in width or more not provided.	North Stairway	Open
22	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: stair leading from roof to elevator room/service room.	Roof	Open
23	Floor not kept in a clean and sanitary condition and free from rubbish and debris. Namely: debris accumulation in incinerator room.	Roof	Open
24	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	South Stairway	Open
25	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Open

26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Open
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Open
28	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.	Stairways	Open

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.**