

MLS Building Audit Program - Details

Property Address : 2400 BATHURST ST

Legal Description: PLAN 1769 LOTS 422 TO 425 PT LOTS 421 426 TO 428

Roll No. : 1904113490033000000

Building : 2400 BATHURST ST

Report Date : May 11, 2012

Building Audit Date : March 08, 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 129696 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	15-Mar-10	19-MAR-13	0.00%
2	Property Standards	10 129740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	15-Mar-10	19-MAR-13	82.50%
3	Property Standards	10 130607 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-10	14-APR-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
3	Property Standards	10 130607 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-10	14-APR-10	16-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

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.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
3	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.	Underground Parking Area	Closed
4	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.	Underground Parking Area	Closed
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	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	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely: The vehicle door is damaged.	Underground Parking Area	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 129696 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	15-Mar-10	19-MAR-13	11-Jan-13

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **39**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Intermediate handrails not provided between landings or greater than 1650mm apart.	East Side of Building	Open
2	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	East Side of Building	Open
3	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	East Side of Building	Open
4	Exit facility does not have a wall or a well-secured guard on each side.	East Side of Building	Open
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	East Side of Property	Open
6	Handrails on one side of stair or ramp less than 1,100mm in width not provided.	East Side of Property	Open
7	The handrail is not maintained in good repair.	East Side of Property	Open
8	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.	East Side of Property	Open
9	Guard with a minimum height of 1,070 millimetres has not been provided at an entranceway where the difference in level is more than 600 millimetres.	East Side of Property	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: paint on handrail chipped.	East Side of Property	Open
11	The exterior walls and their components are not being maintained in good repair. Namely: brickwork on walls, window sills and balconies deteriorated.	Exterior Of Building	Open
12	Above-ground drainage from a downpipe or pipe discharging at more than one hundred and fifty (150) millimeters above grade.	Exterior Of Building	Open
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: paint chippec/jpeeling on balcony steel plate, underside of balcony slab, etc.	Exterior Of Building	Open
14	Guard with a minimum height of 1,070 millimetres has not been provided at a verandah where the difference in level is more than 600 millimetres..	North Side of Building	Open
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	North Side of Property	Open
16	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.	North Side of Property	Open
17	Required guards not constructed or maintained in accordance with Subsection 19.D. Namely: guard is less than 1,070 millimetres high.	North Side of Property	Open
18	The lighting fixture is not kept in good repair.	Roof Of Building	Open
19	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Open
20	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	Roof Of Building	Open
21	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	Roof Of Building	Open
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Open
23	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guards not secured.	Roof Of Building	Open
24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Open
25	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: door concrete threshold broken.	South Side of Building	Open

26	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guard not secured.	South Side of Building	Open
27	Handrails on one side of stair or ramp less than 1,100mm in width not provided	South Side of Building	Open
28	Immediate action has not been taken to eliminate an unsafe condition. Namely: balcony storage represents a climbing hazard.	South Side of Building	Open
29	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.	South Side of Building	Open
30	Guard with a minimum height of 1,070 millimetres has not been provided at an entranceway where the difference in level is more than 600 millimetres.	South Side of Building	Open
31	Roof flashing not maintained in good repair.	South Side of Building	Open
32	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	South Side of Building	Open
33	The exterior surface of the building shall be maintained free of markings or defacement.	West Side of Building	Open
34	Roof flashing not maintained in good repair.	West Side of Building	Open
35	Required guards not constructed or maintained in accordance with Subsection 19.D. Namely: guard is less than 1,070 millimetres high.	West Side of Property	Open
36	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
37	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	West Side of Property	Open
38	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	West Side of Property	Open
39	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	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	10 129740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	15-Mar-10	19-MAR-13	11-Jan-13

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	1st Floor	Closed
2	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
4	Interior door(s), frames(s), not maintained in good repair. Namely: scratches on door.	2nd Floor	Closed
5	Stairwell window that is capable of being opened has no screen.	3rd Floor	Closed
6	Exterior window pane is missing.	Boiler Room	Closed
7	Exterior window(s) with broken/cracked glass.	Boiler Room	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
10	The electrical receptacle are not maintained in good working order. No cover.	Boiler Room	Closed
11	The electrical connections, wires are not maintained in a safe and complete condition.	Boiler Room	Closed
12	The floor drain is not maintained in good repair, Namely it is missing.	Boiler Room	Closed
13	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Handrail is missing	Boiler Room	Closed
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Window ventilation fin is missing.	Boiler Room	Closed
15	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
18	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. No handrail provided.	Exterior Of Garage	Closed
19	Interior door is not a good fit in its frame, not closing.	Hall	Closed
20	An exterior door has no locking mechanism.	Hall	Open
21	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.	Hall	Open
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
23	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.	Hall	Open
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Hall	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
28	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
29	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	Lobby	Closed
30	The property is not maintained and/or kept clean in accordance with the standards.	Locker Room	Closed

31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
32	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Roof Of Building	Closed
33	The exterior door is not capable of being locked or otherwise secured from inside the building.	Roof Of Building	Closed
34	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.	Stairway	Open
35	Required guard does not prevent the passsage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
36	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	Open
37	Required handrails, baluster on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
38	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
39	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Open
40	Exterior window(s) with broken/cracked glass.	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.**