

MLS Building Audit Program - Details

Property Address : 2490 ST CLAIR AVE W

Legal Description: PLAN 664 PT LOT 3 EXCEPT RP 64R14296 PART 3

Roll No. : 1914071060053000000

Building : 2490 ST CLAIR AVE W -- W1109 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 26, 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	Long Grass and Weeds	10 229766 LGW 00 IV	LONG GRASS/WEEDS	Closed	3-Aug-10	02-SEP-10	N/A**
2	Property Standards	10 230006 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jul-10	08-JUL-11	100.00%
5	Property Standards	10 230022 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-10	24-JUN-11	100.00%
6	Property Standards	10 230199 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-10	08-JUL-11	100.00%
7	Waste	10 229515 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	3-Aug-10	02-SEP-10	N/A**

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	10 230022 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-10	24-JUN-11	24-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The occupant has not taken immediate action to eliminate an unsafe condition. Balconies used as storage facility, allowing climbable access to guardrail. (chairs, boxes...).	Balcony	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	East	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	East	Closed
4	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
6	Exterior door is not maintained in good repair. Paint is chipped and peeling.	North West	Closed
7	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	North West	Closed
8	The grass height exceeds twenty (20) centimetres.	West	Closed
9	Exterior door is not maintained in good repair. Paint is peeling.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 230006 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jul-10	08-JUL-11	8-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	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
3	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
4	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
5	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
6	Interior lighting fixtures or lamps are not maintained. Lighting is not operational in sections.	Underground Parking Area	Closed
7	The plumbing system is not kept in good working order. Clamps on water pipe (near parking spot # 4) not secure.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
12	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 230199 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-10	08-JUL-11	8-Jul-11

No. of defects contained within the Order : **58**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	North	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North	Closed
3	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.	North	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	North	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	North	Closed
6	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	North	Closed
7	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	North	Closed
8	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	North	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. All stair risers are not in safe conditions, Namely: Open risers have opening more then 100mm.	South	Closed
10	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	South	Closed
11	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	South	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	South	Closed
13	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	South	Closed
14	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	South	Closed
15	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.	South	Closed
16	The ventilation system or unit is not regularly cleaned.	South	Closed
17	The ventilation system or unit is not regularly cleaned.	South	Closed
18	Dwelling unit window that is capable of being opened has no screen.	South	Closed
19	Ceiling not maintained clean. Ceiling tiles are damaged.	South	Closed
20	Ceiling not maintained clean. Ceiling tiles are damaged, water stained.	South	Closed
21	Interior door(s), frames(s), not maintained in uniform, unit door # 319 is not painted.	South	Closed
22	The electrical connections are not maintained in a safe and complete condition. Cable wires are not capped.	South	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Floor mats in hallway.	South	Closed
24	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	South	Closed
25	The property is not maintained and/or kept clean in accordance with the standards.	South	Closed
26	The property is not maintained and/or kept clean in accordance with the standards.	South	Closed
27	The property is not maintained and/or kept clean in accordance with the standards.	South	Closed
28	The property is not maintained and/or kept clean in accordance with the standards.	South	Closed

29	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	South	Closed
30	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	South	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
33	The property is not maintained and/or kept clean in accordance with the standards. Waste in isle.	Underground Parking Area	Closed
34	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
35	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
36	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
37	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
38	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
39	The electrical connections are not maintained in good working order. No cover on junction box.	Underground Parking Area	Closed
40	The electrical connections are not maintained in good working order. No caps on cable wire.	Underground Parking Area	Closed
41	The electrical connections are not maintained in good working order. No cover on junction box.	Underground Parking Area	Closed
42	The electrical connections are not maintained in good working order. Electrical wires are not secured.	Underground Parking Area	Closed
43	Interior lighting fixtures or lamps have not been installed.	Underground Parking Area	Closed
44	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	Underground Parking Area	Closed
45	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	Underground Parking Area	Closed
46	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	Underground Parking Area	Closed
47	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	Underground Parking Area	Closed
48	Interior lighting fixtures or lamps are not maintained. No cover on light fixture.	Underground Parking Area	Closed
49	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
52	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
54	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
55	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
56	Interior door is not a good fit in its frame. Steel cage door is damaged.	Underground Parking Area	Closed
57	Interior door is not a good fit in its frame. Steel cage door is damaged.	Underground Parking Area	Closed
58	The electrical switches are not maintained in a safe and complete condition. No cover on electrical switch box.	Underground Parking Area	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.**