

**MLS Building Audit Program - Details**

**Property Address :** 265 BALLIOL ST

Legal Description: PLAN M121 LOTS 12 TO 17 PT LOT 11 RP 66R2661 PARTS 2 & 3

Roll No. : 1904103050003000000

Building : 265 BALLIOL ST -- S2208

**Report Date :** May 11, 2012

**Building Audit Date :** October 27, 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 305755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Nov-11	14-FEB-12	9.09%
2	Property Standards	11 305885 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Nov-11	15-MAR-12	16.67%
3	Property Standards	11 308613 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Nov-11	04-JUN-12	0.00%

**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 305885 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Nov-11	15-MAR-12	16-Mar-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	5th Underground Parking Level	Open
2	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and paint deterioration	Underground Parking Level	Open
3	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.	Underground Parking Level	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Underground Parking Level	Open
5	Lighting in a service room is provided at less than 200 lux. Namely 200 lux in sump pump room	Underground Parking Level	Closed
6	Lighting in a garage is provided at less than 50 lux.	Underground Parking Level	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and exposed re-bar.	Underground Parking Level	Open
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Level	Open
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Level	Open
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Level	Open
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely cracks and holes	Underground Parking Level	Open
12	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 Level	Open
13	The plumbing system is not kept in good working order.	Underground Parking Level	Open
14	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely all flooring areas should filled and smoothed.	Underground Parking Level	Open
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely power wash all floors	Underground Parking Level	Open
16	The parking or storage garage ceiling are not painted white.	Underground Parking Level	Open
17	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Level	Closed
18	The electrical switches are not maintained in a safe and complete condition. Namely cage/enclosure around main electrical switches/panels.	Underground Parking Level	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 305755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Nov-11	14-FEB-12	15-Dec-12

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

No. of defects that remain outstanding : **20**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted handrail(s).	East Side of Building	Open
2	Immediate action has not been taken to eliminate an unsafe condition. Namely remove old underground parking access post located near underground parking garage ramp.	Exterior Of Building	Open
3	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.	Exterior Of Building	Open
4	The exterior walls and their components are not being maintained in good repair. Namely walls around underground parking garage exits	Exterior Of Building	Open
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. Namely damaged/ripped screen	Exterior Of Building	Open
6	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Open
7	Driveway(s) and/or similar areas not maintained. Namely cracks and potholes.	Exterior Of Building	Open
8	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely, broken/damaged curb.	Exterior Of Building	Open
9	Exterior walkway not maintained. Namely broken patio stones and cracks on concrete.	Exterior Of Building	Open
10	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.	Exterior Of Building	Open
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely space between stair treads and bottom of handrail guards.	Exterior Of Building	Open
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely handrail guards on underground parking garage exit stairwell.	Exterior Of Building	Open
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Open
14	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Open
15	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. Namely guards around underground parking garage ramp	Exterior Of Building	Open
16	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Open
17	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 and to include installation of window air condition units.	Exterior Of Building	Open
18	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Open
19	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed

20	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely soffits near underground parking garage exit stairwells.	Exterior Of Building	Open
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 308613 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Nov-11	04-JUN-12	5-Jun-12

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

No. of defects that remain outstanding : **22**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Open
2	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Open
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres Namely Upper level Handrail.	Elevator	Open
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Open
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Elevator	Open
6	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
7	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Office	Open
9	Interior lighting fixtures or lamps are not maintained.	Office	Open
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely garbage chute door not self-closing.	Throughout Building	Open
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Open
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely holes in floors in stairways.	Throughout Building	Open
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint where required.	Throughout Building	Open
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all interior service room doors and frames.	Throughout Building	Open
17	Attachment and/or the supporting structural member(s) is not maintained in good repair. Namely all Non- skid strips must be replaced on trazzo stairs.	Throughout Building	Open
18	Lighting in a service room is provided at less than 200 lux. To include electrical service rooms on all floors.	Throughout Building	Open
19	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
20	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
21	The floor and every appurtenance, surface cover and finish is not maintained. Namely replace carpet where required in badly damaged areas.	Throughout Building	Open
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Open

### 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.**