

MLS Building Audit Program - Details

Property Address : 267 ST GEORGE ST

Legal Description: PLAN M6 LOT 172

Roll No. : 1904052460001000000

Building : 267 ST GEORGE ST -- S2003

Report Date : May 11, 2012

Building Audit Date : October 29, 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 288847 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	5-Nov-10	27-JUL-12	89.47%
2	Property Standards	10 289301 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ROOF & ROOF TERRACE	Closed	5-Nov-10	30-DEC-11	100.00%
3	Property Standards	10 290445 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR	Closed	5-Nov-10	28-FEB-12	100.00%
4	Property Standards	10 290684 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Nov-10	30-DEC-11	100.00%
6	Property Standards	10 290723 PRS 00 IV	REPORT ORDERS - VENTILATION	Closed	5-Nov-10	31-JAN-11	0.00%
8	Property Standards	10 310141 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	9-Dec-10	22-APR-11	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
8	Property Standards	10 310141 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	9-Dec-10	22-APR-11	22-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Building	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 289301 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - ROOF & ROOF TERRACE	Closed	5-Nov-10	30-DEC-11	30-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof	Closed
2	Property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, and/or other debris.	Roof	Closed
3	Chimney, smoke stack or supporting member is not maintained in good repair.	Roof	Closed
4	The guards and/or their supporting structural members are not maintained in good repair. Namely: height of guard is less than 1,070 millimetres and intermediate railing(s) not provided.	Roof	Closed
5	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.	Roof Terrace	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Terrace to Roof Stairway	Closed
7	Exterior door/gate (with lock and kept locked) is not installed to prevent public access to the roof to which access is intended for maintenance purpose only.	Roof Terrace/Roof	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 290445 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - EXTERIOR	Closed	5-Nov-10	28-FEB-12	29-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a sphere having a diameter more than 200 millimetres.	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Main entrance exterior wall has missing tiles and concrete damage at base.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in a weather tight condition. Hole in wall.	Exterior Of Building	Closed
4	Exterior garbage containment area not screened.	Exterior Of Building	Closed
5	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	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
8	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 290684 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Nov-10	30-DEC-11	30-Jan-12

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Closed
2	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
3	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
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	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
6	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	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 property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
13	Lighting in a garage is provided at less than 50 lux.	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 288847 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	5-Nov-10	27-JUL-12	29-Feb-12

No. of defects contained within the Order : **38**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Electrical Room	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Electrical Room	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Laundry Room	Closed
4	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	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Locker Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Locker Room	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Locker Room	Closed
8	Lighting in a storage room is provided at less than 50 lux.	1/F Locker Rooms	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Locker Rooms	Closed
10	Exterior window(s) with broken/cracked glass.	1/F to 2/F West Stairway	Closed
11	Wall(s) not maintained free of cracks, damaged and deteriorated materials. Namely: broken/cracked glass block(s).	1/F to 2/F West Stairway	Open
12	Exterior window(s) with broken/cracked glass.	2/F to 3/F West Stairway	Closed
13	Floor not kept free from rubbish and debris.	3/F Electrical Meter Closet	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3/F Hallway	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3/F West Stairway	Closed
16	Wall(s) not maintained free of cracks, damaged and deteriorated materials. Namely: broken/cracked glass block(s).	4/F to 5/F West Stairway	Open
17	Previously finished wall(s) in the public area of the property is not maintained in good repair.	5/F to 6/F West Stairway	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair.	6/F to 7/F West Stairway	Closed
19	Floor not kept free from rubbish and debris.	7/F Electrical Meter Closet	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7/F to 8/F West Stairway	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair.	8/F to 9/F West Stairway	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mats.	9/F Hallway	Closed
23	Lighting in a service room is provided at less than 200 lux.	Basement Boiler Room	Closed
24	Floor not kept free from rubbish and debris.	Basement Boiler Room	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Boiler Room	Closed
26	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement Boiler Room	Closed

27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement East Stairway	Closed
28	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Garbage Room	Closed
29	The floor/floor covering is not maintained in good repair.	East Elevator	Closed
30	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.	East Stairway	Open
31	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.	Hallways	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Elevator Room	Closed
33	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	Closed
34	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Closed
35	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Closed
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.	Stairways	Closed
37	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.	Stairways	Closed
38	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.	West Stairway	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.**