

MLS Building Audit Program - Details

Property Address : 275 SHUTER ST

Legal Description: PLAN 812E BLK W X & Y PT LOT 3 TO 6

Roll No. : 1904072080003000000

Building : 275 SHUTER ST

Report Date : May 11, 2012

Building Audit Date : February 12, 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 118102 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	22-Feb-10	24-MAR-10	N/A**
2	Property Standards	10 118105 PRS 00 IV	REPORT ORDERS Satellite Dishes	Order Issued	22-Feb-10	24-MAR-10	N/A**
5	Property Standards	10 118135 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	22-Feb-10	25-MAY-10	69.23%
6	Property Standards	10 118154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	22-Feb-10	25-MAY-10	83.02%
7	Property Standards	10 119808 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS HANDRAILS AND GUARDS	Prosecution Initiated	22-Feb-10	25-MAY-10	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
7	Property Standards	10 119808 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS HANDRAILS AND GUARDS	Prosecution Initial	22-Feb-10	25-MAY-10	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guards for the exit stairs and stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
2	Required handrails do not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
3	Required guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
4	The guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Open
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely the handrails are designed that a member, attachment or opening above the level being protected, facilitates climbing.	Throughout Building	Open
6	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Throughout Building	Open
7	Handrails on both sides of stair or ramp 1,100mm in width or more not provided		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 118135 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	22-Feb-10	25-MAY-10	30-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained Namely repair flashing on storage shed.	Exterior	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely; spalling brick on storage shed next to building.	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; paint rusted railings.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not	Exterior Of Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove enclosures on balconies.	Exterior Of Building	Open
7	The exterior surface has not been restored and/or resurfaced where necessary. Namely; rusted bars on window next to compactor room	Exterior Of Building	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; Loose wires	South Side of Building	Closed
9	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.	Throughout Building	Open
10	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
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.	Throughout Building	Open
12	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Throughout Building	Closed
13	Exterior window(s) with broken/cracked glass.	Throughout Building	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 118154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	22-Feb-10	25-MAY-10	22-May-12

No. of defects contained within the Order : **53**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door, window, skylight or basement hatchway not maintained in good repair, namely damaged exterior exit door, and frame.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely damaged floor.	1st Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely door finish.	3rd Floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing damper.	3rd Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	4th Floor	Closed
6	Door hardware/devices are not maintained in good repair, namely defective self closing device.	7th Floor	Closed
7	Door hardware/devices are not maintained in good repair, namely defective self closing device.	7th Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective latch at chute door.	8th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials,, namely missing tiles.	9th Floor	Closed
10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective latch at chute door.	11th Floor	Closed
11	Door hardware/devices are not maintained in good repair, namely hole, due to missing latch set.	16th Floor	Closed
12	Exterior door, window, skylight or basement hatchway not maintained in good repair, namely damaged lintel.	Basement	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, and excessive storage.	Basement	Substantially Com
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged tiles.	Recreation Room	Closed
15	The exterior walls and their components are not being maintained in good repair, namely deteriorated concrete.	Roof Of Building	Substantially Com
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include deteriorated finish at exterior chimney/vent area, and penthouse waals, to include north east side.	Roof Of Building	Closed
17	The roof or one of its components is not weather tight, namely damaged flashing.	Roof Of Building	Closed
18	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged baseboards.	Throughout Building	Closed
22	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at disposal chute lid.	Throughout Building	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
24	The floor and every appurtenance, surface cover and finish is not maintained, namely deteriorated finish.	Throughout Building	Open

25	A window in a landing that extends to less than 1,070 millimetres above the floor is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the floor.	Throughout Building	Open
26	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged lens/fixture covers.	Throughout Building	Closed
27	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged lens covers.	Throughout Building	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely refinishing.	Throughout Building	Substantially Com
29	The electrical fixtures are not maintained in a safe and complete condition, to include missing and/or damaged cover plates at switches and receptacles.	Throughout Building	Closed
30	The electrical switches are not maintained in a safe and complete condition, namely missing and/or damaged cover plates.	Throughout Building	Open
31	The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged cover plates.	Throughout Building	Open
32	The electrical connections are not maintained in a safe and complete condition, namely loose and exposed wires.	Throughout Building	Open
33	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Throughout Building	Open
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include excessive storage.	Throughout Building	Substantially Com
35	The floor drain is not maintained in good repair, namely missing drain cover.	Throughout Building	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Substantially Com
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
40	Exterior window(s) with broken/cracked glass.		Closed
41	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged vent grate.		Closed
42	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.		Open
43	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans), namely elevator panel access doors, not secured.		Closed
44	Elevator(s) are not certified in good working order.		Closed
45	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Closed
46	The electrical fixtures are not maintained in a safe and complete condition, namely exposed wires, and missing cover plate.		Closed
47	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
48	Lighting in a service room is provided at less than 200 lux.		Open
49	Lighting in a storage room is provided at less than 50 lux.		Closed
50	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged lens covers.		Closed
51	Handrails not provided in stairwell.		Closed
52	The floor drain is not maintained in good repair, namely missing and/or damaged floor drain covers.		Open
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		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.**