

MLS Building Audit Program - Details

Property Address : 2801 JANE ST

Legal Description: PLAN M988 PT BLK K RP R3238 PART 1

Roll No. : 1908011410003000000

Building : **2801 JANE ST -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **February 02, 2009**

**** 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	09 106460 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Feb-09	13-MAR-09	100.00%
8	Property Standards	09 106572 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-09	13-MAR-09	100.00%
9	Property Standards	09 106771 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-09	13-MAR-09	100.00%
10	Zoning	09 106602 ZON 00 IV	ZONING INVESTIGATION	Closed	11-Feb-09	N/A*	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
8	Property Standards	09 106572 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-09	13-MAR-09	25-Nov-09

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: Exit stairs leading form underground garage are snow covered.	Exterior	Closed
2	Owner of property with a clothing drop box not ensuring that all areas immediately adjacent to the box are clean and free from litter, refuse and other debris. Namely: Pails and other discarded materials.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on the exterior wall of building.	Exterior	Closed
4	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Exterior staircase guards, surface paint finish has deteriorated.	Exterior	Closed
5	The exterior walls and their components are not being maintained in a weather tight condition. Namely; Missing bricks in wall	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated paint finsh.	Exterior Of Building	Closed
7	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely: Bicycles overhanging balcony guard.	Exterior Of Building	Closed
8	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose Satelite wires.	Exterior 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.	Exterior Of Building	Closed
10	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: Deteriorated concrete and exposed reinforcing bars on balcony ceiling. Also Deteriorated balcony panels.	Exterior Of Building	Closed
11	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
12	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
13	Exterior door is not maintained in good repair. Namely; Hole in north exit door	North Side of Building	Closed
14	Exterior garbage containment area not screened.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 106460 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Feb-09	13-MAR-09	30-Jun-11

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely fenced area next to garage door	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
3	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely; clean all mold.	Underground Parking Area	Closed
4	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The parking or storage garage columns painted surface is not maintained reasonably clean. Namely; clean all mold.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
9	Owner of land failed to clean and clear refuse that has been thrown, placed, dumped or deposited, including but not limited to; litter, debris, inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Substantially Com
10	The electrical connections are not maintained in a safe and complete condition. Namely: loose wires.	Underground Parking Area	Substantially Com
11	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Substantially Com
12	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
14	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
15	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
16	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
17	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	Substantially Com
18	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
19	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
20	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
21	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
22	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
23	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely; clean all mold.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	09 106771 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-09	13-MAR-09	25-Nov-09

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Hole in wall in garbage chute room.	11th Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Missing linoleum floor tiles.	Basement	Closed
3	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely repair holes in wall in Hydro Room, Locker Rooms, Laundry Rooms.	Basement	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling and water stained.	Basement	Closed
5	Laundry room is not maintained in a clean and sanitary condition. Namely: Lint and dust accumulation behind washers and dryers.	Basement	Closed
6	The basement, cellar or crawl space of the building or structure are not being maintained structurally sound. Namely: Deteriorated concrete beam exposing reinforcing bars.	Boiler Room	Closed
7	Door hardware/devices are not maintained in good repair. Namely: Utility room doors are in disrepair. Including but not limited to doors near unit #509.	Hall	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. namely: Dwelling unit apartment doors need to be painted.	Hall	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Ceiling tiles are water stained and damaged.	Laundry Room	Closed
11	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Nmely: Missing linoleum floor tiles in the laundry room.	Laundry Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tiles in laundry room is not securely placed on the wall.	Laundry Room	Closed
13	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Inadequate illumination provided in the Laundry room.	Laundry Room	Closed
14	The required guard(s)/handrails are not installed securely or maintained in good repair.	North Side of Building	Closed
15	An exterior door has a defective locking mechanism.	North Side of Building	Closed
16	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail for the ramp/stairs, that is greater than 1100mm (43 inches) in width, is not provided. Namely; Handrails are missing in the stairways.	Stairway	Closed
17	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Deteriorated non-skid strips in the stairwells. Needs replacing.	Stairway	Closed
18	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s). Namely: Inadequate illumination provided in the storage rooms.	Storage Room	Closed
19	Door hardware/devices are not maintained in good repair. Namely: Garbage chute closing devices or hardware is not in good repair.	Throughout Building	Closed
20	The electrical fixtures are not maintained in good working order. Namely: Defective/missing cover plates in Hallways, hydro room, bell room, utility cabinets and lockers.	Throughout Building	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely occupant floor mats must be removed.	Throughout Building	Closed
22	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely paint where plastering was in process.	Throughout Building	Closed
23	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
24	Adequate ventilation has not been provided. Namely: In the corridors.	Throughout Building	Closed
25	Exterior window or skylight not maintained in good repair. Namely: Interior window sills are broken/damaged.	Throughout Building	Closed

26	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Throughout Building	Closed
27	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Throughout Building	Closed
28	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely stairways, and hallways.	Throughout Building	Closed
29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Wall tiles are missing in garbage chute rooms.	Throughout Building	Closed
30	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and stairway(s).	Throughout Building	Closed
31	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Missing light fixture covers.	Throughout Building	Closed
32	The property is not maintained and/or kept clean in accordance with the standards. Namely: Hallways, stairwells, walls, floors, garbage chutes, boiler room, locker rooms, compacter room, utility cabinets, baseboards and laundry room.	Throughout Building	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition Namely: Carpets throughout building requires cleaning.	Throughout Building	Closed
34	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
35	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :2801 JANE ST

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**