

MLS Building Audit Program - Details

Property Address : 31 PARK BLVD

Legal Description: PLAN M9 PT LOT 9 PLAN R1096 PART 1 RP 66R15409 PARTS 1 2 3 4

Roll No. : 1919053210002000000

Building : **31 PARK BLVD -- W0605 -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **May 05, 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 189569 PRS 00 IV	REPORT ORDERS - ELEVATORS	Closed	16-May-11	30-SEP-11	0.00%
2	Property Standards	11 189592 PRS 00 IV	REPORT ORDERS - Water Penetration in basement hallway.	Closed	16-May-11	18-NOV-11	0.00%
3	Property Standards	11 191893 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-May-11	30-SEP-11	100.00%
4	Property Standards	11 192009 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-11	30-SEP-11	100.00%
5	Property Standards	11 192326 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-11	30-SEP-11	100.00%
6	Waste	11 188648 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	9-May-11	08-JUL-11	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
4	Property Standards	11 192009 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-11	30-SEP-11	30-Sep-11

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. Namely: paint is peeling on underside of balconies.	Exterior Of Building	Closed
2	Window well(s) are not protected so as to afford safe passage.	South Side of Building	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Side of Building	Closed
4	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	South Side of Building	Closed
5	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.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 191893 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-May-11	30-SEP-11	30-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of markings or defacement.	East	Closed
2	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.	East	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 parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
5	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
6	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
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
8	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 192326 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-11	30-SEP-11	30-Sep-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The property has not been repaired in accordance with the standards. Namely: No self closer on garbage chute trap door.	1st Floor	Closed
3	The property has not been repaired in accordance with the standards. Namely : No self closer on chute trap door.	2nd Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tiles missing.	2nd Floor	Closed
5	The property has not been repaired in accordance with the standards. Namely: Self closer is not operational.	3rd Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
7	The property has not been repaired in accordance with the standards. Namely: No Fire damper in chute system.	4th Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
9	The property has not been repaired in accordance with the standards. Namely: No Fire damper in chute system.	6th Floor	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Caps missing on newel post.	7th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely Plaster damaged in sections, near unit 709.	7th Floor	Closed
12	The property has not been repaired in accordance with the standards. Namely: NO Fire damper garbage chute.	7th Floor	Closed
13	The property has not been repaired in accordance with the standards. Namely: Litter waste in room.	7th Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely : Ceiling tiles are damaged and stained.	3rd	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely : Wall tiles are damaged.	3rd	Closed
16	The heating system or unit is not in good repair and maintained in good working condition. Namely No cover on radiator.	Basement	Closed
17	The heating system or unit is not in good repair and maintained in good working condition. Namely: No cover on radiator.	Basement	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Basement	Closed
19	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
20	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
30	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
31	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Removed foundation post has created a trip hazard.	Boiler Room	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
34	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
35	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Compactor Room	Closed
37	The electrical receptacle are not maintained in a safe and complete condition.	Compactor Room	Closed
38	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Sump pump well is not covered.	Compactor Room	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	East	Closed
40	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	East	Closed
41	Exterior door has deteriorated/ineffective weather-proofing. Namely: Door is rusted at base.	Elevator	Closed
42	The property has not been repaired in accordance with the standards. Namely : Elevator hoist is leaking oil.	Elevator	Closed
43	The stair, landing and every appurtenance, surface cover and finish is not maintained.	Elevator	Closed
44	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.	Hall	Closed
45	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
46	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: No preservative on door.	Laundry Room	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
48	Exterior window(s) with broken/cracked glass.	Laundry Room	Closed
49	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Pool	Closed
50	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material stored on floor.	Pool	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Pool	Closed
52	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.	Stairway	Closed
53	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Stairway	Closed
54	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.	Stairway	Closed
55	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
56	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
57	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: No Fire damper in	Stairway	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		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.**